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Spring 2019 Newsletter

For the first time in our 30+ years of service, we will be adding 14 new homes to one neighborhood. We are excited to break ground on our Greenville Development in just a few weeks. Greenville is a large neighborhood in Norwich which is a Neighborhood Redevelopment Zone.

In the 1800s Greenville was a major shipping and mercantile hub due to its proximity to the Shetucket River and the textile mills, but the thriving community declined as railways decreased dependency on waterways and as mechanical innovation and cheap foreign labor ended the textile boom in the region.

By the 1950s shops and homes in the area fell into disrepair and blighted properties invited illicit activity and petty crime, stopping new businesses from taking root.

By the Millennium, Norwich created the Neighborhood Revitalization Zone in an effort to encourage new businesses to take root and for structures to be rehabilitated or replaced to encourage new home ownership.

Habitat for Humanity of Eastern Connecticut is proud to be creating 14 affordable homes for homeownership on infill lots in Greenville. The construction of these simple homes will start this year with a duplex on Golden Street.

Top: the floor plan of the Golden Street duplex
Bottom: a rendering of the Golden Street duplex

The duplex consists of two homes that are each 1,400 square feet, one is a four bedroom, one-and-a-half bathrooms and the other is a three bedroom, one-and-a-half bath, and both units are one level. This simplifies the building process, lowers our trade work costs, and makes it easier for families to age in place. These homes are connected by a four foot-common wall in the laundry/utility room. Each unit will be sold independently to a Habitat family. In this way, we are able to maximize the amount of families served with this large parcel while providing the families with privacy and a true sense of ownership.

As with all HFHECT homes, this duplex will be built with energy-efficient and sustainable building practices and is planned to receive an Energy Star Certification. These homes are close to SEAT bus stops with daily routes to points of interest across the region, including the larger area employers.



RAISE THE ROOF GALA

May 9, 2019 | 6:30 p.m. | Lake of Isles

Dinner! Drinks! Dancing!

The evening will begin with cocktails, a silent auction, a curated raffle, and dinner.

The evening will culminate in an incredible live auction followed by dancing and live music by Rock and Soul Revue!

Tickets are \$55 and are available at: habitatect.org

Thank you to our generous sponsors



CorePlus Credit Union Conway, Londregan, Sheehan & Monaco
Eastern Connecticut Savings Bank Green Home Solutions
Lake of Isles Liberty Bank Mohegan Sun Obelisk Consulting

more news...

The homes on Baltic Street are a one-story, ranch style with three bedrooms. These houses will be built so that there is a no-step entry, enabling the home buyers to age in place. The homes feature large insulated windows, a significant roof overhang, and dark floors – elements which help to keep the home cooler in the summer and warmer in the winter.

The final phase of the Greenville Development is the five duplex units on Sylvester Street. These duplexes will provide eight housing units that are attached by a small common wall that is at the rear of each home and two housing units that are attached by a common breezeway. These homes are unique designs that allow us to take full advantage of having a large parcel to build on and satisfy the City of Norwich's mandate to create multi-family housing. We are able to serve more families with this innovative and cost-effective design, but still allow families the autonomy and privacy of owning a free-standing, single-family unit.

Our overall investment in Greenville will be approximately \$2.5 million. The development will generate an estimated \$48,000 in new tax revenue annually for the City of Norwich; and will help to fund municipal services like local education, waste disposal, road repair and maintenance, and public water and sewer maintenance.

Your investment of time and treasure in making these homes a reality is crucial!

Clockwise from top: a rendering of the Baltic Street Homes; a rendering of the common breezeway duplex; a rendering of the common wall duplex showing the connection at the utility rooms; a rendering of the common wall duplex picturing the houses as they will appear from the street



Meet our staff members



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Mike
Director of Construction Services
construction@habitatect.org



Kim
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Jen
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Becky
Keyholder for Plainfield ReStore



Dwayne
Waterford ReStore Associate

ReStore

Spring cleaning for a cause

Volunteering with Habitat is easy and it's an enjoyable way to give back.

You can help to build homes for local families, work in our ReStores, or lend your talent and time in other ways in our office.

Learn more & schedule a donation pickup:
habitatect.org/restore

Store Locations & Hours

Waterford ReStore
82 Boston Post Road
Waterford, CT 06385 | 860.437.3422

Plainfield ReStore
808 Norwich Road
Plainfield, CT 06374 | 860.564.7507

Tuesday – Sunday
10 am – 6 pm

Volunteer and be the change you want to see

Volunteering with Habitat is easy and it's an enjoyable and rewarding way to give back.

You can help to build homes for local families, work in our ReStores, or volunteer your time by helping out in our main office.

There is no shortage of work to do and we welcome your help to get it done!

Learn more: habitatect.org/volunteer



Join us for our premiere Gala

May 9, 2019 | 6:30 – 9:00 PM | Lake of Isles

Tickets are \$55, purchase at: habitatect.org

We are so excited for our upcoming Raise the Roof Gala. This event is happening in lieu of the annual Bid to Build event. The event is open to the public and we are so excited to have several homeowners in attendance to share their stories.

As our organization continues to grow in order to help more families, so too must our fundraising events. We have much more work to do and hope that you will attend the Raise the Roof Gala and be as generous as you can to help us raise the funds necessary to increase our impact in our community.

Highlights include:

- Three course dinner & cash bar
- Step and repeat with photographer
- Silent auction and raffles
- High-end live auction with incredible vacation packages and unique experiences
- Dancing and live music by local legends, Rock and Soul Revue!

Thank you to all of our sponsors, especially



YaleNewHavenHealth
Lawrence + Memorial Hospital

Donor Honor Roll is online

Thank you to all of our donors for your generous support over 2018. We are so grateful you choose to join us to strengthen and enrich our local community through shelter.

To help us better serve our families and decrease our carbon footprint, we now list our donor honor roll online. Check it out: habitatect.org/supporters



Leave your legacy

It's never too early to plan for the future. Please keep Habitat for Humanity of Eastern Connecticut in mind as you plan your will and estate.

Your commitment today will help many families to come long into the future.

For more information, please email: development@habitatect.org

From our CEO

Dear friends,

Thank you so much for your efforts to support decent shelter for all. We are deeply humbled you have chosen this mission to enact change in the world. Every step forward we make in sheltering another family is only possible because of you – our partners. Whether you provide donations to our stores, financial assistance, or your precious time, you are making a difference in the lives of others. We hope you find enrichment and joy in doing so.

In 2018 we completed six homes locally (housing 23 individuals) and funded the construction of one and a half homes internationally. In 2019 we are positioned to complete six local homes as well. We just completed our renovation on a raised ranch on Raymond Hill Road in Montville; and are working on renovations of a one story ranch on Chapman Road in Groton and a Cape Cod style home on Commerce Avenue in Danielson. We are also planning to build a home on Flanders Road in East Lyme on a lot donated by the estate of the late Ben Orvedal, a beloved volunteer and donor. Lee Watrous, our retired construction director, will lead this build in tribute to Ben. Finally, we will soon begin the construction of two homes in the Greenville neighborhood of Norwich.

The two homes in Norwich are the first of 14 homes we will be building in Greenville, and the first multi-home neighborhood since the Davis Farm community in New London, where we built six homes in 2009. In the Greenville area of Norwich we hope to build 14 homes, with two of these starting this spring followed by two more starting in the fall. Equally exciting as building in one neighborhood are the new home designs we will be implementing. These designs will allow us to better leverage some very large parcels, upon which we will build duplexes attached by a very small, four foot common wall. This will allow more families to gain access to decent and affordable shelter while helping the neighborhood gain new, vested home owners.

These are exciting initiatives which more than ever require your support.

If you know someone who may benefit from our program, please refer them. Our program guidelines are on our website at www.habitatect.org/homeownership

We are seeking volunteers with an interest in or knowledge of building and a willingness to teach others to serve as Crew Leaders. This is an important new position which will be instructed by our professional construction staff to help ensure all of our construction volunteers receive the guidance they need to be as effective as possible.



Crew Leaders will ideally work at least one day each month. To help us move projects forward we are recruiting “faithful framers.” These are individuals who can commit to volunteering on a construction site one day a week, and there is no experience necessary to help!

Our two ReStores are breaking records achieving \$776,000 in sales in 2018! We are very appreciative of our donors, our shoppers, our extraordinary staff and volunteers. We can always use more donations, shoppers, and volunteers. If you're a people person, please consider volunteering at one of the ReStores.

Thank you to our partner homeowners – who made \$130,000 in mortgage payments in 2018, helping still more families, realize affordable, decent shelter. Congratulations to the following families who paid off their mortgages in 2018 – the Grants (Salem), the Greene's (New London), the Sanborn's (Norwich) and the Castleberry's (Waterford).

We are especially grateful for Michael Slossberg, and United Building Supply for donating multiple locations of inventory to our ReStore as they transitioned to new ownership.

And finally, thank you to those who are serving and have served as staff, for each have left their mark and in each their own unique way, made a difference in the lives of others. Much has been accomplished through our collective effort and there is much more work to be done. Will you continue to help?

Thank you, and God bless you,

Terri O'Rourke
CEO & Executive Director



P.S. These six homes represent a \$1.2 million investment, of which we have already raised \$900,000. Please make a gift and help us finish raising the necessary funds.

The need in our community



Although Connecticut is often portrayed as a very affluent state, that affluence is uncommon and concentrated in discrete areas. In our service area in New London and Windham counties, there is a dire need for affordable housing that is in decent condition, and is safe and without health hazards.

According to the United Way's ALICE (Asset-Limited, Income-Constrained, Employed) Report, 39% of New London County households and 38% of Windham County households struggle to afford basic needs.

In order for a family of four (two adults, one toddler, and one school-aged child) to earn a "survival budget" that covers basic needs like housing, food, and healthcare, a family would need to earn \$71,500 each year in Windham Co. and \$75,000 annually in New London Co.

1 in 3 households in our community struggles to afford their rent or mortgage payments.

The families we partner with to build our simple, decent houses have had to make difficult decisions for their family's well-being - sometimes having to choose to pay rent instead of filling a medical prescription, or choosing inexpensive processed foods over fresh and nutrient-rich food.

No hardworking family should have to make choices like this.

We are ensuring that families can achieve stability and health by purchasing an affordable habitat home. We are ensuring that families have a decent place to live and build strength and self-reliance through home ownership.



You see an old car, we see our next home.

When you donate your old vehicle to Habitat for Humanity of Eastern Connecticut, the proceeds from auctioning or parting-out your vehicle helps buy materials to make new homes. It's easy to do:

1. Call or start the process online
2. Schedule a towing
3. Recieve your tax receipt

Turn your junk into our treasure today!

877-277-4344
habitat.org/carsforhomes

The Carpenter Society

For less than the cost of a monthly streaming service, you can make a big difference for families all year long.

Pledge your support of \$10 per month today you'll recieve discounted admission to future Habitat events and we'll send you a special pin as our thanks to you.

Make your gift today

A gift you make now is a gift that lasts a lifetime



Please give generously before July 1st so we can help our local families build strength, stability, and self-reliance for the future this summer!

Your gift will be put to use today to build a better tomorrow. Please cut out and return the completed remittance slip below or send your check in the envelope enclosed. Please make checks payable to Habitat for Humanity of Eastern Connecticut. All gifts are tax-deductible as allowed by law.

YES! I wish to help our local families build a better future in Eastern Connecticut.

\$500 \$250 \$100 \$50 \$25 Other _____

I wish to make this a monthly gift

My employer, _____, will match some or all of my gift.

Card number _____ Expiration date _____

Signature _____

Name _____

Address _____

City _____ State _____ ZIP Code _____