

# HABITA UPDATE

HABITAT FOR HUMANITY, ORANGE COUNTY, NC

HOLIDAY 2005

## Home for the Holidays

The holiday season is a time when our thoughts turn to our many blessings. For many of us, our greatest blessings are also our greatest needs as human beings: our need for family and shelter. Perhaps this is why the Mexican tradition of Las Posadas is so strong, as well as so meaningful for Habitat's Latino families.

From December 16 until Christmas Eve, the families in Richmond Hills will commemorate another family's difficult journey for shelter: the journey Mary and Joseph made from Nazareth to Bethlehem.



At 7pm each night, two children will lead a procession by carrying a small platform with replicas of Mary and Joseph riding a burro. The procession will stop each night at a house in the neighborhood to plead for shelter for the Virgin Mary. Once the owner of the home discovers who is asking for admittance, they offer shelter and songs of welcome. After the "posada," which means "shelter," the neighborhood

children will celebrate with the breaking of a piñata.

A few short years ago, the parents of these children were also seeking shelter; seeking a home that was safe for their children and affordable for their incomes. Through your generous support of Habitat for Humanity and their "sweat equity," they were able to purchase solid, simple homes and create a diverse and welcoming community in Efland.



Habitat for Humanity of Orange County thanks you all for your support during the past year and looks forward to working with you next year as we build homes, build communities, and build dreams.

### *There is Still Time to Help Habitat Meet the Stewards Challenge!*

If you haven't already done so, please help Habitat for Humanity of Orange County purchase more buildable lots for local homebuilding by making a contribution restricted to "land purchase" today! A local foundation, The Stewards Fund, is stepping up to help Habitat purchase land to build on now, and in the future.

Between October 1, 2005 and January 16, 2006, Habitat must raise \$150,000 in gifts and pledges restricted for land to receive a matching gift of \$150,000 from the Stewards Fund. If Habitat falls short of the \$150,000 goal, Habitat will receive nothing from the Stewards Fund and a critical opportunity will be lost.

*continued on page 2*

*This year eight new families will celebrate their first Christmas in their homes in Rusch Hollow, including Charles and Bonnie Rogers. Charles returns to his former family land in the Rogers Road community after many decades. "With the good Lord's help, everything just sort of fell into place. I just can't express how happy I am about being back."*





# Home for the Holidays

## House Party 2005

Join Habitat for Humanity of Orange County on Sunday December 4th from 4-6pm at the home of Phil and Rhonda Szostak for our 7th Annual House Party fundraiser. This year, Phil and Rhonda have opened their just completed visionary home to help us raise money to meet a \$150,000 challenge grant by January 16th. The Stewards Fund issued "an all or nothing challenge" to help Habitat purchase land in Orange County for present and future homebuilding. Many hearts have helped support this fundraiser and we want you to join them. Come celebrate Habitat and enjoy jazz piano by Kurt Melges and holiday food and beverage from local area restaurants. Hope to see you there!

Habitat would like to extend our deepest gratitude to recognize the people and businesses who have thus far given their support.



The home of Phil and Rhonda Szostak



Carpenter's Circle  
\$2500+  
Joy and Bob Herrington

\$1500-2499  
Laurie and Syd Alexander  
Marjorie Riepma  
Christopher and Holly Rio  
Colin G. Thomas, Jr.

\$1000-\$1499  
Pat and Bob Dieter  
Dave and Lallie Godschalk  
Sheila Kerrigan and Steve Clarke  
Joan and Rich Leber  
Ross and Margie McKinney  
Kitty Stockton of Prudential  
Carolinas Realty  
Terra Nova Global Properties  
Jean and Walter Stults

\$500-999  
Lynn Blanchard  
Jean Buckwalter  
Sue and David Harvin  
Peggy Jablonski  
Rich Levy and Paula Rivers  
Susan Levy and Franz Thomas  
Bet and Sandy McClamroch  
Mark Peifer and Carol Ann McCormick  
Robert and Pearl Seymour  
Charles M. and Shirley F. Weiss

\$250-\$499  
Anonymous (2)  
Flicka and Lewis Bateman  
Bob and Marilyn Bremer  
BuildSense, Inc.  
Eliska Chanlett  
Henry and Blanche Clark

Shirley and Ivor Collins  
Louise Comtois  
Betty Dennis  
Ann and Francis DiGiano  
Doug and Olga Eyre  
Elizabeth Wade Grant  
William C. Griswold  
Carol Hazard and Winston Liao  
Sara S. Hill  
Sandy and Doug Lange  
Madeline and Steven Levine  
Elizabeth Levy  
Rosamond Lloyd  
Patrick and Mary Norris Oglesby  
Florence and James Peacock  
Etta Pisano and Jan Kylstra  
Peg and Phil Rees  
Dick and Sue Richardson  
Philip and Lucia Stadter  
Jane and John Steenstra

Kim and Rob Sullivan  
Rhonda and Philip Szostak  
Patti and Holden Thorp  
Anne-Marie and John Vanaman  
Carolyn Van Sant  
Sarah Washburn  
Trent and Lise Williams

*A special thanks to our in-kind supporters to date:*

Carolina Crossroads at the Carolina Inn  
Carolina Livery  
Catering by Mae's  
The Catering Company  
Franscesca's  
Oenophilia  
Pen, Paper, and Ink.  
Top of the Hill  
Weaver Street Market and Panzanella's  
Whole Foods Market

### Stewards Fund Challenge

*continued from page 1*

The scarcity of land coupled with its high cost makes it difficult for Habitat to build homes in partnership with families and volunteers. Although Habitat has some land banked in Chapel Hill for the future, Habitat currently has no buildable lots on which to build in the fall of 2006. Habitat must purchase lots now to keep home construction going, as well as bank more land for the future.

All hardworking parents deserve the opportunity to provide their children with a safe, stable home *and* the other necessities of life. Help Habitat purchase land today and build better lives for the future.

## Outgoing Board Members Honored

At our annual meeting in October, Habitat for Humanity of Orange County recognized six outgoing Board of Directors members who are ending a total of more than 35 years of service, and elected nine new Board members to three year terms. It is hard to lose six dedicated and talented Board members, but fortunately for Habitat, they plan to stay involved through their continued work on committees, as members of partnerships they participate in through their churches, by linking us with other organizations they are active with, and by continuing to be strong ambassadors and advocates in the community for Habitat and for affordable housing.

Outgoing Board members honored were:

**Mariana Fiorentino** served on the Sunrise Ridge Site Committee and the Site Selection Committee, helped organize the Community Church/Holy Trinity Lutheran/HS Partnership which has built three homes in the last three years, and has been and continues to be a strong voice for affordable housing in Orange County through her activities with the Chamber of Commerce and Board of Realtors Committee on Work Force Housing

**Glen Greenstreet** served numerous terms as treasurer and on the Executive Committee, chaired the Sunrise Ridge Site Committee, helped organize the Chamber of Commerce's most recent partnership with the Rogers family in Rusch Hollow, served on the Site Selection Committee, and provided invaluable assistance to the construction staff

**Linda Heffernan** chaired the Education Committee for Habitat's Celebration 2000 campaign, served as Secretary and on the Executive Committee, chaired the Partnership Committee, is active with her church, St. Thomas More, who has partnered with Habitat and other churches to build 8 Habitat homes, and organized two Board of Directors Partnerships to build two homes.

**Richard King**, winner of the Alice Call Miller Award in 2004, serves on the Homeowners Advisory Committee, served as President and as Secretary of the Board, and on the Executive Committee. He is an active member of the University Presbyterian Partnership that has built 8 houses over the years

**Frank Phoenix** chaired the Site Selection Committee and has pursued many opportunities to acquire land and lots on behalf of Habitat. Most recently, he is responsible for acquiring the properties that Habitat has purchased or will purchase in the Rogers Road community. Throughout his tenure he has educated the Board about the need for land, and has helped shape the organization's strategic planning.

**Cheryl Alston**, a Habitat homeowner living in New Homestead Place in Chapel Hill since 2001, served on the Homeowner Advisory Committee, and through her active participation in her homeowners' association and the Rogers Road community provided a valuable perspective and insights to the Board.

## New Board Members Recognized

We are fortunate to be adding nine strong new Board members. New Board members elected at the October meeting are:

**Flicka Bateman** is the director of the Hospital School at UNC Hospitals, a former member of the Chapel Hill Town Council, and a member of the United Church of Chapel Hill, where she chairs the Board of Trustees. She is rotating off the Board of Directors of the Ronald McDonald House in December 2005 and will join the Habitat Board in January of 2006.

**Art and Diane Belden.** The Beldens will jointly hold one Board seat. Art is a CPA, and the CFO of Lord Corporation in Wake County. Diane holds both an MBA and an MSW degree, and is currently a stay at home mother of two children. They live in Chapel Hill.

**Alphonso "Al" Bowers** is a real estate broker and land developer. He is a member of the United Church of Chapel Hill. He is a long time resident of Chapel Hill.

**Michelle Kempinski** is a landscape designer and architect with a focus on sustainable development and environmentally balanced design. She is a member of the Orange County Commission for the Environment, the Fairview Park Planning Committee, and the Efland/Mebane Small Area Plan Task Force. She has volunteered for Habitat by assisting the Sunrise Site Planning Committee and the Design Team in developing the landscape plan for the Sunrise Ridge Concept Plan. She lives in Hillsborough.

**Charles Rogers** is a Habitat homeowner who just moved into his new home in Rusch Hollow with his family. He is a surveyor with the John McAdams Company. He is a member of the Rogers family after whom Rogers Road was named, and grew up in the community where he now returns as a homeowner.

**Aaron Shah** is a soon to be Habitat homeowner in Northside, where he will purchase the first home built by Habitat in Northside, on property owned by Orange Community Housing and Land Trust. Aaron works for the Chapel Hill-Carrboro City Schools as a library assistant, and plans to be active in the revitalization efforts in the Northside Neighborhood.

**Kelli Thomas** is a Social Studies teacher at Chapel Hill High School, where she has worked with the Habitat Club, and has been active with the High School Partnership(s). She is also a member of the United Church of Chapel Hill, where she serves on the Board of Outreach and Service. She lives in Durham.

**William "Will" Tricomi** is Assistant University Counsel at UNC-Chapel Hill. He lives in Hillsborough, where he recently moved from Charlotte. In Charlotte, he was co-founder of Desks for Success, a non-profit that provides desks for home use to academically motivated children from financially disadvantaged Charlotte-area families.



## The Northside Initiative Celebration

On November 6th, three local nonprofits joined together to celebrate and revitalize homeownership on the western edge of town. Known as the Northside Initiative, the effort by EmPOWERment Inc., Habitat for Humanity, and Orange Community Housing and Land Trust will result in eight new single-family, owner-occupied homes on Sykes, Nunn, and North Graham Streets for first-time homebuyers with low to moderate incomes.

The first home of the Northside Initiative will be built in partnership with Aaron and Trina Shah, whose family of eight will be moving from public housing into one of the new homes now under construction by Habitat and UNC's Kenan Flagler Business School with additional funding from the Habitat Hand-Me-Ups Store.

With the encouragement and support of the Town of Chapel Hill and Orange County, the Northside Initiative is working to address the disintegration of an important and historic neighborhood in Chapel Hill. Traditionally a largely African-American community with a family and cultural history as old as the town itself, the area's character changed as older homeowners died or moved away. Many houses fell vacant or were turned into rentals, and crime increased.

The three nonprofits are working closely with the Town of Chapel Hill to stem this erosion. Funding is coming from the town's Community Development Block Grant funds, from the county's HOME grant, and from the nonprofits' donors and supporters. Once completed, all eight new homes in Northside will be placed in the Land Trust.



Present at the Northside Initiative celebration were Valerie Foushee, Orange County Board of Commissioners; Susan Levy, Habitat for Humanity Executive Director; Trina and Aaron Shah; Delores Bailey, EmPOWERment Executive Director; Jean Graham of Kenan-Flagler Business School; and Robert Dowling, Orange Community Housing and Land Trust Executive Director.

## New 2005 End of Year Gift Concept

### **What is the new 2005 End of Year Gift concept?**

On September 21, 2005, the House and Senate unanimously passed the Hurricane Katrina Tax Relief Package (H.R. 3768). The bill was signed on Friday, September 23, 2005 by President Bush.

Sec. 301 Qualified Contributions — individuals are permitted to make contributions from August 28 to December 31 of 2005 to public charities and deduct 100% of the contributions up to their AGI.

### **Which charities or gifts will not qualify?**

**With the new 100% gifts rule, there are several exceptions –**

- no private foundation gifts
- no supporting organization gifts
- no donor advised fund gifts
- **no gifts of property such as stock or land**

### **How does this affect potential IRA Withdrawal-gifts?**

This new provision *effectively permits unlimited IRA withdrawals and gifts to charity*. Many individual donors may make IRA 2005 withdrawal-gifts.

**When a person over age 59½** withdraws funds from his or her IRA, the withdrawal will be included in the IRA owner's taxable income. Under the new 100% of income charitable gifts option, the withdrawn funds may be given in full to charity. The full gift will then be deductible. In addition, since the 100% deduction applies regardless of the gift source, withdrawals and gifts **may also be made from 401(k) plans, 403(b) plans or other qualified retirement plans.**

### **How should a donor make an IRA Withdrawal-gift?**

The IRA owner should withdraw the desired amount this year and make the gift by December 31, 2005. Warning - some IRA custodians take two to three weeks to process withdrawal requests! **IRA owners should make the withdrawal request by early December to allow time for processing by the IRA custodian. Donors must have the cash available and complete the cash charitable gift by December 31 to qualify.**



# This Holiday Season, Give the Gift of Home!

Perhaps these are some of your favorite holiday memories: reading stories by soft lamplight; laughing over lively family dinners; or enjoying hot chocolate after hours of play in the yard. All of these memories occurred in one special place — your home.

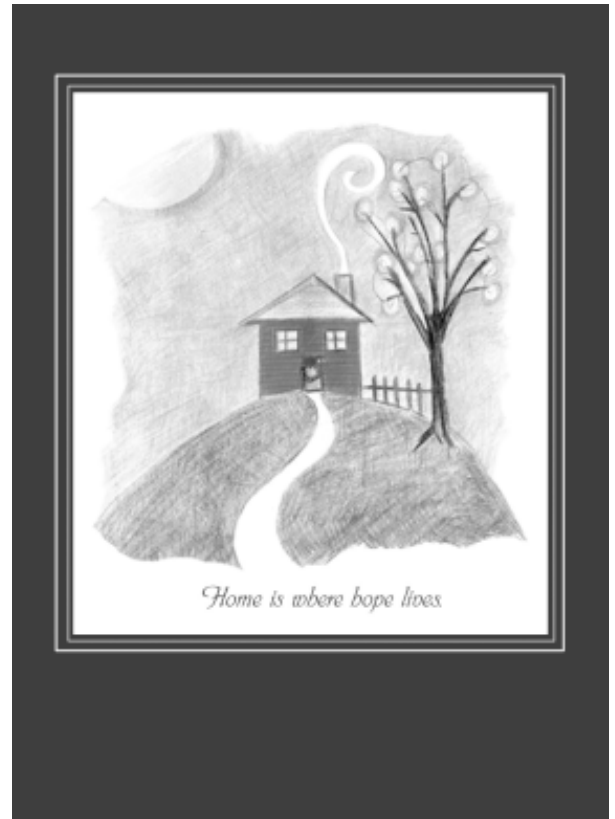
With your purchase of Habitat for Humanity of Orange County's 2005 Holiday Gift Card, you can help other hardworking parents create these same memories for their children, in their first home.

These beautiful cards, designed and donated by Chapel Hill's own, **The Laughing Turtle**, can be purchased in boxes (10 cards for a minimum donation of \$100), or can be purchased individually for a minimum donation of \$10 apiece.

Cards may be purchased through Habitat by filling out the form on the reverse and mailing it, along with a check, to 1829 East Franklin Street, Suite 1200B, Chapel Hill, NC 27514. Your cards will be mailed to you, or you may make arrangements to pick up the cards in person.

You can also visit The Laughing Turtle at 105 East Franklin Street in downtown Chapel Hill to purchase the cards. For more information, contact Sarah Washburn at 932-7077 ext. 20. Supplies are limited so please act quickly.

Proceeds from the sale of the 2005 Habitat Holiday Cards will help meet the challenge set forth by The Stewards Fund (see page 1). Your tax-deductible contribution today will build better lives, and memories, for the future.



THE MESSAGE INSIDE THE CARDS READS:

*A donation has been made in your honor  
to Habitat for Humanity of Orange County  
to help a family realize the dream of home ownership.*

*Have a joyous holiday season*

**I wish to purchase the 2005 Habitat for Humanity of Orange County Holiday Card:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone or email where I can be reached : \_\_\_\_\_

I wish to purchase \_\_\_\_ (#) of individual cards.

I wish to purchase \_\_\_\_ (#) of boxed cards (10 cards per box).

Enclosed is my donation of \$ \_\_\_\_\_.

Please note Habitat requests a minimum donation of \$10 per card or \$100 per box.

Please mail my cards to the address above.

*OR*

I wish to pick up my cards in person. Please contact me to make arrangements.

*Thank You!*



## Team SunTrust Comes Together for Habitat Community Build Day

**Bank Donates \$30,000 for Home Construction and Employees Work to 'Raise the Walls'**

SunTrust employees from the Triangle donned hard hats, picked up hammers and raised the walls on a Habitat home in the Chapel Hill community of Rusch Hollow on Saturday October 22. The



*SunTrust employees came out to help build the home of Gouyou Li and Guixiang Yu. From left are Li, Robert W. Jones, Melissa M. Reed, Mariela Cabaleiro, and Yu.*

bank also donated \$30,000 over two years to Habitat for Humanity of Orange County for construction of the home. The home is being built in partnership with the Li family. The Li family was also on-site Saturday assisting in Build Day.

"We've been looking forward to Habitat Build Day for quite a while," said Robert W. Jones, SunTrust Triangle region president and chief executive officer. "When employees who have little construction experience successfully build and raise a wall for a home, they

know they have come together as colleagues to make a permanent difference in the lives of a family and a community."

"We've had wonderful support for many years from SunTrust and several of their employees have served on our board and in other volunteer roles," said Anne-Marie Vanaman, Habitat Development Director. "There is a wonderful trend with companies to combine team building activities with community service, and Habitat provides the perfect opportunity to have this experience."

If your company is interested in sponsoring a home and building team spirit, please contact Anne-Marie Vanaman or Sam Hudson at the Habitat office.



*Robert W. Jones and fellow SunTrust employees raise a wall.*

## Advisory Board Changes

At its October meeting, the Habitat Advisory Board welcomed several new members. They include Moses Carey, Chair of the Orange County Board of Commissioners, Glen Greenstreet, past Treasurer of the Habitat Board, Dr. Margaret Jablonski, Vice Chancellor for Student Affairs at UNC-CH, John O'Hara, Chief Operating Officer of Franklin Street Partners, Ed Paradise, RTP Site Executive for Cisco Systems, Roger Waldon of Clarion Associates, formerly Planning Director for the Town of Chapel Hill, and new Advisory Board Chair, John Sehon who is the immediate Past President of Habitat's Board of Directors.

The Board expressed its appreciation to seven departing members for their years of service. Board Chair Sue Harvin has accepted the position of President on Habitat's Board of Directors. Casey Saussy and Paul Rizzo have elected to leave the Board for personal reasons. Previously, Robert Knight and Hector Perez needed to leave due to relocations. Rosemary Waldorf and Dana McMahan have moved from the Advisory Board to join Habitat's 3-year comprehensive campaign committee. We sincerely thank these community leaders for having given of their time and talent to advise Habitat and also serve as local ambassadors for Habitat.



# Partnerships have been busy!



*The Joannetta Roberson family is building with the Building Hope/Rambus Partnership in Rusch Hollow.*



*Homeowner Carolyn Nickens works on her house with members of the UNC Habitat club.*



*Members of the NC Hillel House Partnership offer a blessing before starting work on the home of Marshall Brown in Rusch Hollow.*



*Linda Heffernan and Fred Black rest from working on the Building Hope Partnership home.*





*Dean Steve Jones of Kenan-Flager Business School works on the Shah home on Nunn Street in Chapel Hill.*





*Members of Sports Endeavors work with the Bocanegra family in Richmond Hills.*


## Thanks to . . .


 We would like to extend a corrected thank you to **Anne Laciewicz and Otis Fugelso** and their family, friends, and loved ones! Rather than receive wedding gifts in honor of their recent marriage, Anne and Otis asked that donations be given to Habitat for Humanity of Orange County. The generosity of Anne and Otis and all of their loved ones raised almost \$4000 to help put a roof on a house for someone who needs one. Thanks so much for your wonderful inspiration!


 **Nathan Taylor**, manager of the Wilco Hess station on MLK Blvd. of Chapel Hill, for providing ice for worksite coolers.


 **Bob Lloyd** of Lloyd's Citgo in Hillsborough for providing ice for worksite coolers.

 **Drew Blum** for providing finish grading and mowing of Habitat lots.

 **Chester Shirmer** and **Floyd Fritts**, who helped establish our fire sprinkler program. Chester, a retired engineer, designed the systems for each houseplan. Floyd, deputy chief of the Pinehurst Fire Department, taught local firemen how to install the sprinklers in our houses. Both men have helped Habitat coordinate sprinkler installation with Chapel Hill building officials.

 **Chet Burgess** and **Keith Dixon**, two local builders who were very active in our partnership with the HBA of Durham and Orange Counties. Chet and Keith provided many of the subcontractors and materials to build the house for the Jose A. Lopez family.

 **EPM Lawn Care** seeded the lawns of all eight finished houses in Rusch Hollow.

 **Brandon Thomas**, professional tree service-man, for pruning the large magnolia at 605 Nunn Street.

### Tom Hogen honored by Kiwanis Club for HFH work

A long-time member of our volunteer electrical crew was honored by his fellow members of the Chapel Hill Kiwanis Club recently. Tom Hogen received the William O. Yohe Award for his service to the community. Tom has worked with Art Cleary and Carl Shy to wire about 60 houses since 1999. Tom retired to Chapel Hill 21 years ago, and continues to work every day for Habitat for Humanity when the houses are ready for electricians.

## Mildred Brown— Senior Power by the Hour!

**M**ildred Brown is one of our many committed and talented senior volunteers. She was recently cited as a 2005 "Orange County Key Volunteer" for her work with Habitat.

Mildred is in her 3rd year of service, volunteering through the Retired and Senior Volunteer Program (RSVP). During her time with RSVP, she has been recognized with a "Presidential Silver Medal Award" for the category of 250 to 499 RSVP Lifetime Service Hours.



Tyler Momsen-Hudson, our construction supervisor, says of Mildred, "We depend on her to work on projects that we can't give to just any volunteer...she enjoys the challenge of homebuilding." Mildred first volunteered with Habitat at the Hand-Me-Ups store, but once she got a taste of homebuilding, she was hooked on construction work. She reports she'd rather be outside in the fresh air anyway!

We typically schedule volunteers three days a week: Wednesday, Friday, and Saturday. On Wednesdays and Fridays, we have a crew of regular volunteers, many of them retirees. These folks are skilled in construction (many have "on the job" training); several have volunteered with Habitat one day a week for years. These volunteers work on any and all houses we have underway.

If you're interested in volunteering with Orange County Habitat, contact Sam Hudson at 932-7077 x15.

**S**upport the Great Outdoor Provision Company Habitat Day on Saturday, December 3rd. The first Saturday of each December, Great Outdoor Provision Co. donates 5% of sales to Habitat For Humanity. Shop the Chapel Hill store in Eastgate Shopping Center on Saturday, December 3rd from 10:00 a.m. to 6:00 p.m. Your holiday purchases of outdoor clothing and equipment help support Orange County Habitat. For more information, check out their website: [www.greatoutdoorprovision.com](http://www.greatoutdoorprovision.com)



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