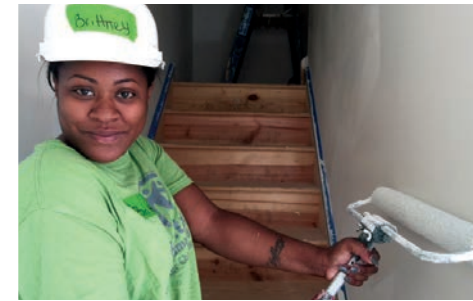




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Blueprint

celebrating **25** years of **1991** building dreams

SPRING 2016 NEWSLETTER



SPOTLIGHT

How will you help us expand our impact in our 25th year?



Volunteer

Be part of the engine that powers Habitat's mission to transform lives and communities.



Donate

Consider a donation today to provide a "hand up" to our wonderful families. Your gift will make dreams come true and help build a better Charlottesville.



Advocate

Help put the wind in the sails of a hard-working local family or raise consciousness in support of more sustainable, inclusive housing policy.



SAVE THE DATE: 10.08.16

We hope you'll join us on **October 8th** at IX Art Park for **Habitat's 25th Anniversary Block Party**—a day of games, food, fun and Habitat building activities!

COMMUNITY

25 Years of Impact

This next year promises to be among the most exciting in our history. As Habitat celebrates 25 years of service to this community, we are bringing together the many thousands of people who have joined hands over the course of the past quarter century to help our hard-working neighbors build their dreams.

"At the same time," emphasized Habitat President and CEO Dan Rosensweig, "we are taking this opportunity to think strategically about the future, reaching out into the community to help us plan our next 25 years of impact."

Habitat's 25 anniversary year will include multiple community events—from a "come one, come all" block party on October 8th to smaller gatherings of committed volunteers and donors to a year-long strategic planning process that will culminate in a plan for us to multiply our affordable housing impact over the course of the next few decades.

"We can't rest on our laurels," said Habitat Board Chair Doug Ford. "We won't stop until every one of our neighbors has access to safe, decent and affordable housing. At the same time, we know that what we accomplish today is a result of the incredible dedication of the many people who came before us."

Frances Lee-Vandell was one of those pioneers.

"We saw that houses in Charlottesville were becoming unaffordable and we knew we had to take action," said Lee-Vandell, a founding member of Habitat Charlottesville. "We raised \$21 at our first meeting—it's been amazing to watch how much the Charlottesville community has stepped up over the years in support of Habitat."

As Charlottesville has grown and changed from those early days, Habitat has grown from building one house at a time to building five mixed-income neighborhoods, constructing more than 170 new Partner Family homes and safely housing more than 2,000 neighbors.

Each one of those homes represents a special and unique blessing to Habitat families.

"Having our own home means stability," said Habitat Partner Family Angel Turner, who moves into her new home this summer with her son Zachariah. "It's the blessing of a neighborhood

Continued on page 3

FROM THE PRESIDENT AND CEO



"Life isn't a matter of milestones, but of moments,"

AS WE CELEBRATE 25 YEARS of service to the community, these words from Rose Kennedy ring especially true.

The center pages of this special edition of *Blueprint* provide a compendium of the great milestones in Habitat Charlottesville's history—from our first home, to our first mixed income community, to the first of its kind trailer park transformation in the nation. It also provides a look at upcoming milestones—our first major mixed-income build in Crozet and of course Southwood, this area's greatest remaining mixed-income, mixed-use opportunity.

But as Ms. Kennedy reminds us, these milestones are worth celebrating precisely because they are visible manifestations of countless small, special moments over the years, such as the ones you'll read about inside these pages.

When Frances Lee-Vandell passed around a hat 25 years ago and collected the first \$21 in support of Habitat's first partner family homeowner, Phyllis Meredith, she didn't realize that she was changing very notion of affordable housing in Charlottesville. She wasn't looking to start a movement; she was just doing what she could to help.

Conversely, when Louisa Candelario held hands to pray at the first gathering of future Sunrise neighbors, she knew immediately that something very special was in the air. Side-by-side with fellow Habitat families and long-time Sunrise residents, she found herself overwhelmed by the emotion of the moment, the recognition that she was forming bonds that would last a lifetime.

Each of the 170+ homes we've built together has come together via moments like these. Each wall raised has been a product of the miraculous, daily interaction of almost 20,000 local volunteers and families who have come out to swing a hammer and of the 7,100 donors who have taken a moment to open their hearts and make a contribution.

How will you take part this year? Can we count on you to swing a hammer, work as an advocate, volunteer at the Habitat Store or increase your annual donation?

When you step up to share a moment with your neighbors, you put wind in their sails, reminding them that they are not alone, that this community really does stand with them.

Moment by moment, let's keep working together so that, at our 50th anniversary, we may look back at housing poverty and see it as a thing of the past.

Best,

Dan Rosensweig

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2016-2017**

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Southwood

Dylan Cope
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Jillian Dankel
Will Keenan
Molly McCumber
Kelly Molina
Jo Olson

Blueprint

EDITOR Jessica Eustace
PHOTOS Habitat Staff,
Daily Progress

COMMUNITY

Continued from page 1

that's safe, where everyone knows each other and the kids can have playdates and birthday parties."

We hope that you will be inspired to support the many wonderful people like Angel who are working to build their dreams. This year, please share with us your Habitat story, swing a hammer on the construction site, or stop by the Habitat Store—and be sure to save the date for the Habitat 25th Anniversary Block Party at IX Art Park on October 8th. **B**

Want to help us celebrate our 25th Anniversary? Contact Development Manager Sasha Greene at sgreene@cvillehabitat.org or call the office at 434-293-9066.

PARTNERSHIPS

From Homeless to Homeowner: Tim Turner's Story of Hope

THREE YEARS AGO, Tim Turner was homeless, bouncing between family members' homes and fighting for full custody of his seven-year-old son, Damyanti. When he gave himself space to dream, he imagined one day having his own home and providing a stable life for Damyanti.



Today, that dream is about to become reality.

After some encouragement from a friend, Tim decided to apply to the Habitat Homebuyer's Program and was

accepted in January 2014. He's been working on earning enough sweat equity to buy a home ever since.

"I went from being homeless, to living with family, to getting full custody of my son, to working toward owning my own home," said Tim. "I've learned that if you have the will and determination, you can make it."

This summer, Tim and Damyanti will move into their brand new home at Burnet Commons III: *The Park*.

"I can't believe it's almost here, it's like a dream," said Tim. "There's a light at the end of the tunnel. We can't wait to finally be home." **B**

PARTNERSHIPS

Charlottesville Habitat's First Homeowner



Above: Phyllis and her son David at the celebration of their home being paid off in full.

WHEN PHYLLIS MEREDITH applied to be the first local Habitat Partner Family homeowner in 1991, she was working two jobs and struggling to provide for her two sons, David and Charles.

"I decided to take a chance and apply when I heard that Habitat was starting to build homes here in Charlottesville," said Phyllis. "The place we lived wasn't safe. My youngest son was very sick in the hospital, and we needed a stable home to call our own."

After 1992, when Phyllis became the first Charlottesville Habitat homeowner, her children's grades and health improved and she was able to spend more time with them. In 2007, she paid off her house in full, which she says is one of the

proudest accomplishments of her life.

"This house is invaluable to me—it's something I can leave for my kids when I'm gone," said Phyllis. "I'm so thankful to have been the first Habitat homeowner in Charlottesville, and to see how many other families have joined me. It's been an amazing blessing, and it's led to so many other blessings for our family." **B**

PARTNERSHIPS

Brighter Days Ahead

FROM THE BEGINNING, Habitat felt like a family to Louisa Candelario and her four children.

"At my first Habitat meeting, we said a prayer together," said Louisa, who purchased a home at Sunrise in 2012. "Even though we all came from such different ethnic, racial and religious backgrounds, we all held hands and prayed. I had to hold back tears—that was when I knew there were brighter days ahead."

The days have been sunnier indeed.

Today, Louisa looks back extremely fondly at the time she spent building her home and the homes of her neighbors in her new, one-of-a-kind community.

"I worked on Sunrise from the ground up," she said. "My sweat equity hours made me feel proud and protective of my home and community because I worked so hard to get it."

Perhaps the best outcome of becoming a homeowner for Louisa is how much it has improved her children's lives.

"Behind my house there is a green space that the children share to play in—they spend a lot of time playing football back there," said Louisa. "We all get along so much better now that we have our own space to grow. My children feel extremely happy to have a home to call their own." **B**



"I WORKED ON
SUNRISE FROM
THE GROUND UP!"

YEARS OF BUILDING DREAMS

25

KEY

1) First Charlottesville Habitat home

Phyllis Meredith became the first Charlottesville Habitat homeowner in 1992.

2) Porter's Village

This neighborhood of 15 rural homes in Esmont was built in 1998-1999

3) Paton Street

This 34 home development, complete in 2010, was the first Habitat mixed-income community in Virginia.

4) Sunrise

In 2013, Habitat completed construction at Sunrise, the nation's first trailer park transformation without resident displacement.

5) Belmont Cottages

This mixed-income neighborhood was completed in 2014, and features eight Habitat homes.

6) Burnet Commons II: The Woods

Featuring seven Habitat homes, this 50-unit, mixed-income community in the heart of Charlottesville will be complete in 2016.

7) Burnet Commons III: The Park

When complete in 2016, *The Park* will feature 18 Habitat homes and 26 market-rate homes.

8) Martin Street

Construction on this single-family home will begin this spring.

9) Wickham Pond

This summer, construction will begin on six homes in the Wickham Pond neighborhood, our first mixed-income community in Crozet.


10) Harmony Ridge


This fall, construction will begin on our seventh mixed-income community, Harmony Ridge, featuring ten Habitat homes.

11) Southwood

In 2007, Habitat purchased Southwood. Consisting of 120 acres and 341 trailers, it is the area's largest concentration of affordable housing.

 Future Builds

 Past and Current Builds

 Habitat Homes

170+ Habitat homes completed since 1991.



“Early Adopters” to Plan first Model Village at Southwood

After Habitat purchased the Southwood Mobile Home Park in 2007, we promised the 1,500 residents that each of them would have a place to call home following redevelopment of the property into a vibrant, mixed-income community.

But replacement housing is only part of the story. In our 25 years of working side-by-side with families, we have learned time and again that personal investment and pride in ownership are essential ingredients in creating long-term success and sustainability of a home or a neighborhood. “Doing things for people only carries them so far,” said Habitat President and CEO Dan Rosensweig. “As we’ve moved from homes to communities, we’ve rededicated ourselves to empowering community members, to inspiring them and helping them achieve skills to become the engineers and architects of their own future.”

Today at Southwood this form of empowerment is in overdrive. This summer, a cohort of “early adopters” will step forward to participate in the design of a first model village. Over the course of the next year, this group—brought together by their shared enthusiasm and preparedness for redeveloping their community—will work side-by-side with design professionals to generate a plan for the first phase of development.

To prepare for the experience, early adopters will participate in community leadership development and have opportunities to increase their knowledge of planning, architecture, land use entitlement and financial management. Additionally, they will receive one-on-one financial counseling and work with



Habitat staff to generate individualized plans to transition into homeownership and other forms of secure and safe tenancy. The initial village that the early adopters design will be a microcosm for the larger community. It will include opportunities for homeownership and affordable rentals, market rate lots, open space and other amenities. It will also allow Habitat to generate a land and financial plan to carry the project from its first phase through completion of redevelopment. This masterplan will form the basis for our rezoning application, help us to structure our capital campaign, and inform the types and scope of partnerships needed.

“This is a really exciting time,” said Rosensweig. “We can’t wait to start working with this first group at Southwood as they begin planning their own future and creating a model which will shape the future of affordable housing for years to come. In the upcoming year, we will be reaching out to the broader community to invite you to learn more and consider investing your time, labor, treasure and expertise in this paradigm-shifting project.” **B**

“AS WE’VE MOVED FROM HOMES TO COMMUNITIES, WE’VE REDEDICATED OURSELVES TO EMPOWERING COMMUNITY MEMBERS, TO INSPIRING THEM AND HELPING THEM ACHIEVE SKILLS TO BECOME THE ENGINEERS AND ARCHITECTS OF THEIR OWN FUTURE.”



YEARS OF IMPACT

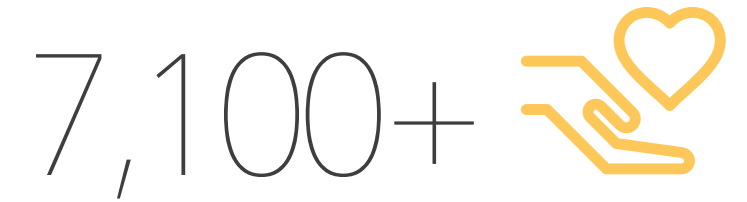
25

25 years of dreams have come true thanks to your support. Since 1991...



2,000+

local residents have been safely housed through Habitat

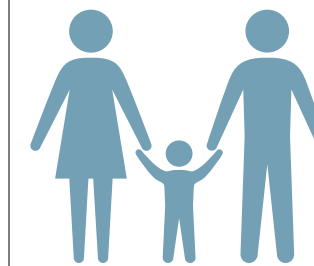


7,100+

financial supporters have donated funds, greater than half of whom have contributed more than once

170+

new Habitat homes have been built



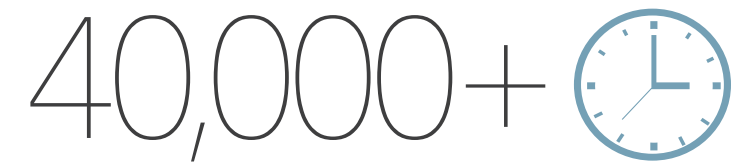
300+

community members have volunteered thousands of hours as Partner Family Advocates and Board Members



16.8 million

in home equity and mortgage interest savings has been earned by local Partner Families through Habitat’s zero-interest-loan homebuyer program



40,000+

sweat equity hours have been completed by Partner Families



18,800+

volunteers have swung a hammer in support of our families



27 homes

homes have been funded by proceeds from the Habitat Store