

Habitat For Humanity
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Fall 2013



Mount Washington Valley

**Habitat
for Humanity**®



A place to call home...

Mount Washington Valley Habitat for Humanity, through volunteerism and community involvement, builds simple, decent homes with and for our neighbors in need.



Now Taking New Applications for North Road



See construction update story on page 2.

As we continue to work on the North Road condominiums, we are looking for new families to apply to live in the units. We are asking for your help to reach families interested in purchasing a new Habitat home who may need help to qualify for a mortgage and are willing to work with Habitat to build their future.

When you read the headlines "Housing Recovery Increasingly Prices Out First-Time Buyers" and combine that with the local home buying statistics, you easily understand why first-time homebuyers are increasingly getting left behind in the real-estate recovery. These buyers, typically couples and families in their late 20s or early 30s, are being priced out of the market or may not qualify. The Mt Washington Valley affiliate of Habitat for Humanity is working to change that and needs your help. We believe that decent and affordable homes build a stable and strong community for our schools, our economy, and for our future.

Our new project on North Road in Conway will bring 4 new units into the market in 2 years. These

condominiums are priced for the first time buyer. Combined with our zero interest, 30-year mortgages, we are able to qualify families who otherwise could not qualify.

A Habitat home is not a hand out, it is a hand up. To qualify an applicant must have:

- Lived or worked in the Mt. Washington Valley area for at least a year.
- Have a minimum gross household income of \$25,000 per year and a maximum of \$42,000, depending on family size.
- Willing to participate in training sessions that will help develop skills in homeownership including budgeting, home maintenance, and repair.
- Work 300 hours of sweat equity per during the building process.
- Pay about \$1,800 toward closing costs.

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Home ownership is only part of the success we achieve. Habitat homeowners gain a sense of community and volunteerism. Home ownership roots families in the community and creates stability for them and their children. Families are not concerned about moving yearly. They know where their children will be going to school. Their monthly payments for housing are constant in the future. The cost of house maintenance and heating are controlled because the homes are well insulated.

Thanks for helping us build community in the Mt Washington Valley. If you know someone or need more information, go to <http://www.mwv-habitat.org/apply-for-a-house/> or call the office at 603-356-3832.



North Road Construction Update

Every week, our new project on North Road in Conway looks more and more like the architect's rendition. We started the day before Mother's Day when more than 30 women participated in Women Build 2013. They worked on exterior carpentry; installed windows and doors, put up insulation, and hung vinyl siding etc. Their enthusiastic effort gave the project a great start.

The progress has steadily moved forward since then. The size and scope of the project is a challenge. This is not a typical Habitat ranch style house – North Road is a 6000 square foot - 4 unit building. On the outside, we have installed retaining walls, stairs, walkways, parking, and landscaping. Our electricians have installed exterior lighting and are currently starting the interior electrical service. Carpentry crews are finishing the exterior including a beautiful front porch area, complete with columns and railings.



Part of the Women Build team working on the North Road construction.

As the exterior work is completed, crews will turn their attention to completing the first unit. A lot of work has been done since May and the volunteers have not lost any enthusiasm. Thursday is the current workday and new volunteers are always welcome.



Planned Giving

Whatever your personal experience has been with Habitat for Humanity, you understand the value and benefits of owning a home and the importance your contribution has made in the lives of families here in the Mt Washington Valley.

You can help provide homeownership opportunities for generations by remembering our local affiliate in your will or naming the organization as a beneficiary of your IRA, life insurance policy, annuity, or other financial assets. Your planned gift will help families today and for years to come.

Following are some examples of various types of planned giving:

A Bequest

A bequest may be in the form of cash, securities, real estate, or other property. You should specify that the Mt Washington Valley Habitat for Humanity is to receive a certain amount or percentage of your estate, particular assets, or the remainder of your estate after providing for heirs. Residuary bequests are used to give all or a portion of the rest, residue, and remainder of your estate after payment of expenses and any specific amounts designated to other beneficiaries.

A Gift of Securities

You can transfer shares of stock to MWV Habitat for Humanity. This will enable you to take the full market value as a charitable deduction on your income tax and avoid capital gains.

A Life Income Gift

This is a way to receive an income for life, reduce capital gains on long-term appreciated assets and receive a current income tax deduction for a portion of the gift. You can do this through a Charitable Gift Annuity or the more flexible Charitable Remainder Trust.

A Life Insurance Policy Gift

You can donate an existing policy and receive a charitable deduction for its cash value.

A Gift of your IRA Required Minimum Distribution

The IRA Charitable Rollover is great news for people age 70 ½ and over who want to make a gift to Habitat and satisfy required minimum distributions from their retirement plans.

A Gift of Real or Personal Property

Take the full market value as an income tax charitable deduction with no capital gains or tax consequences.

Whichever option you choose, leaving a gift to our local affiliate comes with the knowledge that your estate dollars will help leave a legacy in our community.

Please note that you should always review your Planned Giving options with your financial advisor or attorney to ensure that your gift best fits your values and personal financial situation.

Who Volunteers at MWV Habitat for Humanity?

Brent Morin – Brent Morin has been a consistent and dedicated volunteer at the Habitat building sites for the last 9 years. Brent and his wife Anne moved to Albany, NH in 2000 from South Berwick, Maine. With a history of volunteerism based on his involvement with the Knights of Columbus, Brent wanted to give back to his new community. Partial retired but still active with his business of locksmith supplies, Brent shows up



Brent Morin

every Thursday to build. Anne has also helped by volunteering at the Yard Sales Habitat holds each summer. The work provides a sense of fulfillment in addition to the fun and enjoyment of working with the others who volunteer each week. Brent is an avid skier and keeps in shape to get ready for the winter by kayaking, hiking, and cycling. We appreciate the work both Anne and Brent donate to help provide a chance for families to own their own home.

Sponsorship Opportunities

We are excited about our newest project as it presents some different construction methods/specifications and will create homes for four local families. It is our goal to complete the project over the next two years; an increase over our one home per year. The North Road Condominiums is a major challenge financially for our local Habitat for Humanity affiliate in the Mt. Washington Valley. We are locally based and receive no funding from the national Habitat for Humanity. In fact we tithe 10% of our annual operations budget to Habitat for Humanity International to support building projects around the world. We receive no government funding. While we hold fundraisers such as our Yard Sales where we sell donated furniture and appliances, it is not enough to support a project the size of North Road. We therefore look to local volunteers and local support

for our building projects.

We have already received donations and pledges for approximately \$90,000 for local individuals and businesses. In addition, we are writing grant requests to charitable foundations and trust asking for their support for this project. Decisions on these grants is pending. We estimate that the project will cost approximately \$450,000 to complete. We are fortunate to have a dedicated crew of volunteers whose labor completes the actual work. However, additional financial support will be necessary to keep them busy and complete this project.

Please consider helping us by underwriting the cost of the following items through our ***"Sponsorship Program."*** All contributions are Tax Deductible and will be acknowledged in writing.

Items	Estimated Cost
Windows	\$ 229 each
Exterior Doors	\$ 420 each
Interior Doors	\$ 150 each
Siding	\$ 135 per 100 sq ft (3400 sq ft needed)
Wall Board	\$ 19 per sheet (over 400 needed)
Insulation	\$ 3,100 per home
Sheetrock mudding	\$ 2,100 per home
Paint	\$ 600 per home
Furnace	\$ 4,950 each
Hot Water Heater (tankless)	\$ 1,100
Sewer/Water connection Fees	\$ 2,100 per home
Excavation Fees	\$ 18,900

Please call our Office at 356-3832 to discuss sponsorship opportunities or use the enclosed envelope to designate which item(s) you would like to sponsor.



Indoor Yard Sale Success

We would like to thank our many donors, volunteers, and shoppers for three very successful Yard Sales this summer. These are our largest fund raising events. A dedicated cadre of the "Habitat Health Club" pick up furniture, appliances, building materials and related goods from home/condo owners throughout Mount Washington Valley. Donors are provided a receipt for items that can be used for tax reporting. Pick-ups are arranged by calling our office at 603-356-3832. Our present schedule is to conduct pick-ups on the first and third Saturday



and the second and fourth Wednesday each month until the first measurable snowfall.

A special thanks goes to John Lowell, President, Attitash/Wildcat Mountain Resorts for the generous use of the Bear Peak Lodge to store and house the sales.

The benefit of this program is that donors are able to dispose of goods that might likely end up in a landfill, merchandise is recycled to fellow citizens who are able to use the item and Habitat is able to generate funds which are used to buy materials to construct Habitat homes.

Check our website www.mwv-habitat.org for late-breaking news & current events.



AHEAD



The Mt Washington Valley Habitat for Humanity organization is proud to work in partnership with an organization called Affordable Housing, Education and Development (AHEAD). AHEAD is a community-based housing development organization dedicated to strengthening families by helping them build and preserve their financial assets.

Like Habitat for Humanity, they also believe that stable homeowners are the backbone of a vital community. The ability to manage family resources and financial assets is an essential tool for maintaining a stable home. Since 1991, AHEAD has lived its mission by providing family support and financial education to thousands of rural northern New Hampshire families residing in Carroll, Coos and Grafton Counties.

How the Process Works

When a Habitat prospective homeowner attends the Habitat orientation, they have the opportunity to sign up for a one-on-one appointment with AHEAD staff. Anyone can sign up for the appointment even if they don't plan to apply for the Habitat house.

Each applicant also signs up to attend a homebuyer

workshop. This 8 Hour class covers all the basics of budgeting (income and expense) and savings. The cost is \$35 per household (reduced from \$55) and includes a free credit report, credit counseling, and a buyer readiness review.

The AHEAD staff then prepares participant summaries based on the financial, credit, and household information gathered. These summaries are submitted to Habitat as part of the consideration process for selection.

After the new homeowner is chosen, the remainder of the applicants are able to continue on the path to homeownership using AHEAD's services.

Another major benefit from working with AHEAD is a savings program called an Individual Development Account (IDA). The IDA is a matching account where for every dollar the homeowner puts in, it is matched with \$3. There is a requirement to attend education sessions and the participation is only for two years with a maximum homeowner savings of \$1,000 year. However, if the homeowner saves \$2,000 in two years, the account will be matched with \$6,000 for a total account balance of \$8,000. Funds can be used for home ownership, home repairs, or further education.

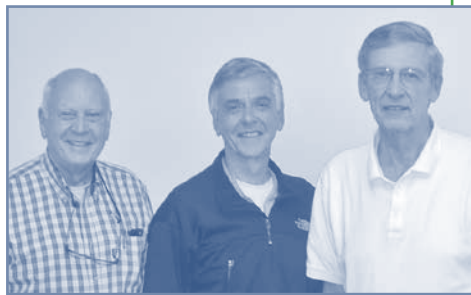
New Board of Directors Officers and Members

Over the summer, the Board of Directors welcomed three new members and elected new officers for the next year.

The New Board of Director Officers are (from left to right) Sam Johnson - Vice President, Bill Beck - President, Leslie Mallett - Secretary, and Bill Volk - Treasurer.



Newly elected Board of Directors Members include (from left to right) Russ Seybold, Bob Holdsworth, and Nels Gustafson.



The Snowman Travels in the Valley

Over the summer, the Snowman traveled all over the Mt Washington Valley stopping at businesses to highlight the capital campaign for the new project at North Road. The support of local businesses has been outstanding and in particular we would like to thank Badger Realty, Black Bear Realty, Coldwell/Banker Wright Realty, Leavitts Bakery, Lowes, Milford Flooring, Settlers Green, and Silver Lake Home Center for their continuous and generous support.



DINE TO DONATE New Way to Help Habitat

Last Spring, two Valley restaurants hosted a Dine to Donate. The Shannon Door Pub and Joseph's Spaghetti Shed donated a portion of their evening's receipts to Habitat. If you would like to host a Dine to Donate night for Habitat, please call the office at 603-356-3832. We appreciate your help as we work to families realize the dream of home ownership.



Donating without Spending a Cent

Did you or do you currently work for a company that supports local non-profits with a grant or donation? One of our Board Members works for a company that has a community grant program. All it required was to volunteer a minimum number of hours and submit a grant request. He was able to procure several grants over the years. Maybe your previous or current employer offers such a program. If so, Habitat has many opportunities to volunteer. Check it out with your company and maybe you can help MWV Habitat for Humanity.



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N. CONWAY, NH
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2 Common Court | North Conway, NH 03860

Board of DIRECTORS

Bill BeckPresident

Sam Johnson Vice President

Leslie Mallett..... Secretary

Bill Volk Treasurer

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Nels Gustafson Dan Osetek

Bob Holdsworth Geoff Race

Roy Lundquist Jill Reynolds

Robert Magoun Russ Seybold

Mt. Washington Valley Habitat for Humanity is an organization based on Christian principles.

office@mwv-habitat.org

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Message from the Board of Directors

Fundraising is always a challenge for non-profit organizations. Since November 2012, when we acquired the North Road Property in Conway, New Hampshire, we have been actively raising funds to cover the development of the property. This is an ambitious project that we are striving to complete over the next two years. The four condominium units, each with 3 bedrooms, will provide affordable workforce housing for four families who live and work in the Mt. Washington Valley.

We are fortunate to live in the Mt. Washington Valley because of the many generous organizations, businesses, and individuals. We are pleased to announce that the **Kendall C. and Anna Ham Charitable Foundation** has awarded the Mt. Washington Valley Habitat for Humanity a **three year \$100,000 grant** to assist with the North Road project. We are grateful to Bob Murphy, Executive Director of the Ham Foundation and their Board for their generosity. This wonderful news was a significant boost and an incentive to our fundraising campaign.

Since the award of the Ham Foundation Grant, we have been busy with grant writing and solicitation of local support. We want to report our progress towards

our goal of raising over \$500,000. To date (September 2013), we have received \$197,000 in cash and an additional \$152,500 in pledges for a total of \$349,500. We are waiting to hear about \$56,000 in grants that are pending. In addition to the Ham Foundation, we have received funding from the Gibson/Woodbury Charitable Foundation and a number of Charitable Foundations and significant private donations from individuals and families. Locally, "Dine to Donate" at Joseph's Spaghetti Shed and the Shannon Door generated much needed help. The residents of the Mt. Washington Valley and local businesses have contributed over \$60,000 towards our goal through direct contributions and support of our Yard Sales. We are grateful to Attitash/Bear Peak for the use of the Bear Peak Base Lodge over the past two years for our yard sales.

Over the next months we will continue to seek out funds to make North Road Condominiums, a reality. We still have a lot of work as we are about \$150,000 short of our goal. Your continued support is needed.

We, as a Board, want to thank all who support our efforts through their donations and by volunteering. We are fortunate to live and work among such generous people. *Thank You!*