



## Donor Family Believes In the Karma of Giving

Donors have many reasons why they feel passionately about Habitat. Susan Tague, who along with husband Brian donates monthly, explains why giving to Habitat is meaningful to them:

*“When we first started to depend on one paycheck, I was always worried about money, but I found if we gave what we could to charity, it calmed my fears. Over the years I have come to believe that because we give, we always have what we need. By consistently giving what we can afford each month, we are able to give a significant amount annually.”*

*Habitat supports families willing to work hard to build a life that might otherwise be out of reach. It is parents modeling achievement for their children. It builds a stronger community.*

*With gratitude for what we have, we tithe to a number of organizations. We give to Habitat because it represents hope for our future. It makes us all hopeful.”*



Susan and Brian Tague

### Habitat thanks the Tagues and all of our supporters!

Please consider making a gift, or setting up a monthly contribution, using the enclosed envelope, or securely online at:

[habitatforsyth.org](http://habitatforsyth.org)

Remember: Our fiscal year ends June 30!



## Veteran Receives Repairs Through Partnership

Woodrow Wilson, an 81-year-old veteran, was a pipe fitter in the U.S. Navy and the first African-American firefighter in his unit in Connecticut. He fought fires for 24 years before moving to Winston-Salem about 20 years ago.

Wilson has lived in the same house in the Boston-Thurmond community ever since, and was proud to use his handyman skills to make his own home repairs. After some recent health issues, though, Wilson could no longer make major repairs himself. Because he is a recipient of Meals on Wheels, Senior Services was aware of Wilson's needs, including the fact that his front porch was dangerously unstable.

Thanks to a Home Depot Foundation Celebration of



Woodrow Wilson

of the United Way's Place Matters initiative, both will join Winston-Salem State University in an initiative to help seniors age in place. (See front page for more info on Place Matters.)

Service grant, disbursed through Meals on Wheels America, Wilson benefited from a new collaboration between Habitat and Senior Services. In late March, students from Castleton University, who were volunteering for Habitat Forsyth during their spring break, repaired Wilson's porch.

With continuing support from Home Depot, Senior Services and Habitat will continue collaborating to help senior adults and disabled veterans with repairs. And, as part

You're likely familiar with construction and ReStore opportunities, but Habitat has some very interesting alternative volunteer options as well!

Right now we are looking for willing volunteers to:

Work with our "Wednesday Crew" to repair and build wooden items for the ReStore or for events, including the annual Hammerbird 5K.

Paint hand-made wooden toys, holiday ornaments and other items for sale by Habitat.

Provide meals for hard-working high school and college students who travel here from out of state to volunteer with Habitat Forsyth during school breaks.

If you're interested in any of these opportunities, e-mail [debbie.cesta@habitatforsyth.org](mailto:debbie.cesta@habitatforsyth.org) or call 336-765-8854, ext. 105.



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## Habitat Forsyth Welcomes New Executive Director

Habitat Forsyth welcomes Michael Campbell as our new Executive Director/CEO. Michael, who has been President/CEO of Habitat for Humanity of South Palm Beach County in Florida since 2006, officially starts July 5.

Campbell has more than 20 years of experience in non-profit leadership. During his time in Florida, Campbell more than doubled the staff size to 30 full-time employees, recently opened the affiliate's third Habitat ReStore, created a focus on neighborhood revitalization and developed a strong resource base of volunteers and donors with an annual fund-raising goal of \$2.4 million. He is currently an officer on the board of the Gold Coast Builders Association and an active Rotarian and plans to continue his involvement with both organizations in Winston-Salem.

"This is a very exciting time to be joining Habitat Forsyth," Campbell said. "The team has done a remarkable job in



Michael Campbell

developing an inclusive, community-based office and construction campus in the Boston-Thurmond community. We are about far more than building individual houses – we are also building lives, communities and hope. Habitat's revitalization program in the Boston-Thurmond neighborhood is also having a positive economic impact on the community, in that it stabilizes property values and helps generate city and county property taxes."

"We will be increasingly working with other community partners to do repairs for non-Habitat homeowners in the community, including veterans and seniors who wish to age in place. We are also partnering with the United Way of Forsyth County on its Place Matters initiative and will be working in the Bowen Park and Dreamland neighborhoods.

In his free time, Campbell enjoys spending time with his family and church, as well as playing golf, paddle boarding, canoeing and snow skiing.



## United Way and Habitat Partner On Place Matters Initiative

Habitat will begin working in a second Neighborhood Revitalization area in Winston-Salem in 2016-2017, building, repairing and remodeling homes as the housing partner of Place Matters, an initiative of the United Way of Forsyth County.

Kelly Mitter, Habitat's director of operations, said Habitat will build or remodel homes for 25 homeowner families, over the next three years, in the Bowen Park and Dreamland neighborhoods near the Smith Reynolds Airport. Habitat will also do repairs, and assist seniors with aging-in-place needs, on 10 to 15 homes annually during that time period.

Habitat is collaborating in the Place Matters initiative alongside others including the Liberty East Redevelopment Corporation, Experiment in Self Reliance, YMCA, Winston-Salem State University, and Senior Services. Place Matters is focusing on 13 neighborhoods east of U.S. 52 and north of I-40.

United Way launched Place Matters in part to address the city's growth rate in poverty. Since the year 2000, the number of individuals living in economically distressed neighborhoods has grown from 57,000 to 104,000 – including one of every three children in Winston-Salem.

### Habitat Homeownership Leads to...

- Access to stable education, academic performance, and graduation rates
- Health benefits for entire family
- Cost savings and resources for healthcare, food, and net income
- Tax revenue for community

- Behavioral Problems among children
- Health issues like asthma or those related to stress
- Reliance on government assistance
- Frequency of disruptive moves

## 2016-2017 BOARD OF DIRECTORS (effective July 1, 2016)

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**Executive Director (as of July 5):** Michael Campbell

**every voice** can advocate and help more families build strength, stability and independence.  
**every home** improvement gives children a better chance for a stronger future.  
**every connection** creates an opportunity to build a better life.  
**every one** needs a foundation to build the future.  
**every faith** can be put into action.  
**every brick** is a building block.  
**every gift** makes a difference.

Continued on next page

## ReStore Volunteer Helps With Deconstruction

Whether you're planning a kitchen remodel or moving to a new house, the Habitat ReStore's "decon" team can remove gently used, resalable cabinets, appliances and more from your home, load them onto a ReStore truck, and haul them away.

**Nick Jamison**, who retired as director of the City recreation and parks department in 2004, is among a team of deconstruction volunteers who visit homes to assess whether items can be safely removed without damage, then resold in the ReStore. He and other team members then do the necessary work to remove the items, disconnecting garbage disposals and appliances if needed. They have helped remove items from houses about to be torn down, as well as hundreds of bunk beds and other pieces of furniture from a Wake Forest University residence hall undergoing renovation.



Nick Jamison, a decon volunteer for the ReStore

"Some kitchen cabinets that are built into the wall cannot be removed without tearing them up," Jamison said. "But the same home might have other things we can use, such as kitchen and bathroom sinks, appliances, light fixtures and more."

Jamison noted, with a chuckle, that a disproportionate number of decon volunteers are retired city employees. "It's a way for us to give back to the community," he said. "Some of us have worked on Habitat houses before but we're at the age now that we don't need to be up on roofs anymore, so this is a wonderful way for us to volunteer!"

If you have items to donate, a decon volunteer and/or Vince Cannino, the ReStore's procurement specialist, will visit your home to see if your items qualify for the program. A small fee may apply for deconstruction. Cannino can be reached at vince@habitatforsyth.org or by phone at 336-817-8107.

### United Way Place Matters, continued from front page

Recognizing that these communities face many interconnected challenges, Place Matters is bringing together local organizations to address the issues. Neighbors for Better Neighborhoods, a grassroots community organizing firm, has engaged the residents themselves in developing their vision for the community, and a resident committee is reviewing and approving applications for Place Matters funding.

Substandard housing was among the residents' primary concerns, Mitter said. To that end, Habitat received a grant of \$102,000 for the first year, or \$25,000 of seed money for each of two initial houses. The rest of the grant will go toward property acquisition, training residents for survey work, and conducting community clean-ups. The grant will also enable Habitat to hire temporary "apprentices" from the neighborhoods, providing an opportunity for them to learn valuable skills that could help them enter new careers.

As part of another Place Matters collaborative led by Winston-Salem State University and Senior Services, Habitat is helping assess and make necessary repairs to homes of senior adults, allowing them to successfully and safely age in place. "Through our repair program, we can assess issues like fall hazards, as well as what improvements would enhance their quality of life," Mitter said. "Then Habitat staff and volunteers will do the work, which might include repairing a floor or porch that is in danger of caving in, a wheelchair ramp, better lighting, a laundry room on the main floor of the house, or even relocating and repositioning appliances so they can be reached from a wheelchair."

## TODAY IN OUR COMMUNITY

In Winston-Salem, poverty has increased by 70% over the last decade



1 in 3 children and 1 in 5 of all residents live in poverty.



Winston-Salem ranks 7th out of the 100 largest metro areas for having the largest increase over the last decade in the number of poor people living in neighborhoods of concentrated poverty.

Graphic courtesy of the United Way of Forsyth County. The United Way's Place Matters initiative is a response to an alarming growth in poverty.

## Jimmy Johnson Volunteer Lodge Dedicated

Friends, family, and supporters of the late **Jimmy Johnson** and Habitat gathered April 27 for a dedication ceremony of the new Jimmy Johnson Volunteer Lodge.

Located on the Habitat Housing Education Center campus on 14<sup>th</sup> Street, the lodge will sleep 40 people at a time, doubling Habitat's capacity to house the rapidly growing number of high school and college students, as well as church groups, who come to volunteer. It will also be available as a meeting place for other community groups as well.

A successful homebuilder who died in 2004, Johnson was committed to making the community a better place to live. He cared deeply about giving people an opportunity to change their lives for the better, and truly understood the power of bringing people together to work toward a common goal.

"Habitat was a natural fit for him," said Sylvia Oberle, who recently retired as Habitat's executive director. "As a long-time board member and former president, he urged us to dream big and, early on, to embrace the concept of neighborhood revitalization that is now practiced by Habitat for Humanity nationwide. His constant challenge of "What if" and his unbridled enthusiasm atop roofs at blitz builds resonate with us today. The partnership he forged with Habitat, the Home Builders Association, Forsyth Tech and the Winston-Salem Forsyth County Schools' Career Center continues to thrive."



The new Jimmy Johnson Volunteer Lodge was dedicated April 27.

In memory of Johnson, a community fund-raising effort, anchored by Johnson's family and endorsed by the Remodelers Council of Winston-Salem, raised more than \$250,000 from individuals, foundations and the city of Winston-Salem to pay for the lodge. Significant in-kind resources were contributed by the building community.

Groups of students have traveled from as far away as the western edge of Minnesota to come to Habitat Forsyth, one of the most popular locations for Habitat's national Collegiate Challenge program. In addition to volunteering, the groups also make a \$150 financial donation per student to Habitat, which will help make the lodge self-sustaining.

## Outdoor Areas To Become Learning Labs

As Habitat marks its first year on 14th Street, the outdoor areas of our campus are being developed to provide even more training opportunities for Habitat Partner Families and the community. Over the next few years, the campus will become a true natural oasis as well as a "classroom" for learning new gardening techniques.

On April 16, volunteers from Habitat, Audubon North Carolina and Forsyth County Audubon came together to plant a bird-friendly rain garden. It



Audubon volunteers planted a bird-friendly rain garden on Habitat's campus.

includes native water-loving plants that not only benefit birds, but also divert stormwater run-off.

The project is just one of a broader partnership between Habitat, the local and state Audubon organizations, the Forsyth County Extension Service, Wells Fargo Housing Foundation, the Little Green Garden Club, and local scouting troops.

The main goal of the effort is to demonstrate the importance of using native plants, fruits, berries, and vegetables in landscaping plans. This approach results not only in a beautiful landscape and fresh food for homeowners, but also a lower cost, lower maintenance environment.

## Habitat Partner Family Spotlight: The Campos

A few years ago, the **Campos family** came into the Habitat application process in dire need of safe, affordable housing.

The family of six was renting a four-room house with holes, covered over by duct tape, in the walls and floors. The heater and stove rarely worked. Fuses kept blowing, and there was a visible infestation of roaches and mice. The children all slept in one room. Despite these substandard living conditions, their rent was \$550 a month and utility bills sometimes came to over \$300.

Even with a steady job, Gennaro's income couldn't cover all of the family's expenses. Often he and his wife, Gabriela, were faced with difficult choices, such as having to decide between buying food and paying bills. They found themselves going into debt in order to support their family.

Fortunately, they were accepted into the Habitat program. For the next 15 months, the Campos family worked to earn 400 "sweat equity" hours by volunteering for Habitat and



Left to right, back row: Gennaro, Gabriela and Damariz. Front row: Ricardo, Angel, and Rodrigo

attending a series of homeownership and financial literacy classes. They enrolled in the IDA program, which helps participants resolve credit issues and save for a down payment.

The Campos family now proudly owns an eight-room house with four bedrooms. An average monthly mortgage payment for a three-bedroom Habitat house is \$382, and the average cost for heating and cooling is \$30 to \$35 due to many energy-efficient features in new and remodeled Habitat houses. Thanks to these savings, the Campos family now has extra money each month to spend on food, other necessities, and fun "family nights" at the movies or a fast-food restaurant.

Many more hard-working families in our community are hoping to achieve the dream of owning safe, affordable housing.

You can help make their dreams come true by making a donation in the enclosed envelope.

## Training Programs Growing Rapidly

A year ago, Habitat Forsyth moved its campus to 14<sup>th</sup> Street and enlarged its training facilities. New modules of sinks, toilets, electrical panels, painting/drywall and weatherization provide actual hands-on learning opportunities. Habitat also expanded the number of classes it offers for its partner families and the community.

The response from the community has been very enthusiastic, according to Willette Mosby-Reynolds, Habitat's training manager. As of May 31, 340 people had completed classes so far in 2016 — on 26 different topics such as fixing leaky pipes, clearing clogged drains, and painting. A number of the classes had multiple sessions, some of which were added to meet demand.

Training offerings currently include required and elective classes for families coming through the homeownership program; basic hands-on home maintenance classes, open to the public and available for a \$15 fee, from which each participant receives a toolbox or other various tools upon completion; and the Women's Work DIY Program, which offers a series of topics, related household tools, a meal and child care. The Women's Work Program, funded by a



A student learns to work on drain pipes under a sink.

grant from the Women's Fund of Winston-Salem, is open only to women.

All of the programs will continue through 2016. In addition, Habitat will host its third annual **Youth Financial Literacy Summer Program** in July. This free program, which lasts five half-days, is open to youth ages 9 to 18 and offers age-appropriate activities and games that teach students how to make wise financial decisions.

"Habitat wishes to thank all of the many agencies, companies and individuals who are making this possible for our Habitat families and people from the broader community," Mosby-Reynolds said. "It has been so heartening to see all the people who have, and are, volunteering their time and talents."

More information about Habitat's training programs is available at: [habitatforsyth.org/education](http://habitatforsyth.org/education).

To register for the Youth Financial Literacy summer program, send an e-mail to [traininged@habitatforsyth.org](mailto:traininged@habitatforsyth.org) or call 336-765-8854, ext. 135.