

# News From The Crews

Fall 2015



*Connor Homes volunteers at work on the new South Ridge house.*

## The Search For Our Next Families Is On

Our Family Selection Committee is looking for families to partner with us on the next two houses we plan to build in Cornwall, Vermont (2016, 2017 timeframe). By ‘partner’ we mean if they are qualified and willing to invest themselves in its creation, the house could be theirs!

Perhaps you know of a family who dreams of owning a home. Please help us get the word out and encourage candidates to apply. Many of our current families never thought they would qualify, much less become homeowners!

Did you know that in most cases a Habitat mortgage payment is less than the average rent payment in Addison County?

Obviously, not all interested applicants fit the guidelines published by Habitat for Humanity International. A qualified candidate is one who demonstrates the need for housing, lives and/or works in Addison

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## House #8 Is Well Underway!

*by Bob Coffey*

Our latest home is in Middlebury’s South Ridge Village and has been completely closed in! We began on May 6 with the foundation, followed by the concrete and the framing, all done in two and a half months!

Such incredible progress cannot be completely credited to our dedicated volunteer workforce. Lots of outside assistance has come to this project... unlike any other we’ve undertaken.

Our good fortune began in February 2014 when Rowan Nelson and Sam Pryor of Connor Homes approached us with an offer to donate and to erect a complete “shell” of a new home. Connor Homes uses a “Component Building” method in which most of the lumber is precut and preassembled at their Middlebury plant on Route 7, then shipped to the job site for final assembly. This process drastically reduces the time needed to build a home as compared with conventional “stick building.”



*Heidi Lacey and Gina Tindall of Connor Homes with Habitat Board Presiden Joe Smith and future homeowner Karen Holbrook at the groundbreaking of our newest home.*

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It's hard to believe that on July 25th 2015, we celebrated 9 years at house #3 in Middlebury.

Sydney is in Massachusetts teaching, after graduating from Fitchburg State College and Alexander is getting ready to head to Champlain College.

None of these things would be possible without having a zero interest mortgage. Having an affordable mortgage payment allowed me to save and help with the kids' education, and I've been able to travel to help continue my own education in my work at Milne Travel.

The past nine years have meant more than the birthday parties, graduation parties and the numerous family events we've had in our own home.

It has meant that the kids and I have a really good foundation that I helped build! It has meant that when my mom could no longer live on her own, I have a place where she is welcome and can get around very easily. How lucky we are that Susan Randall Davis thought to make the doors wider just in case someone needed a wheelchair. While we don't yet, I am very thankful that I don't have to worry if that time ever comes. I feel very blessed and fortunate that Habitat had confidence in me to choose my family and knew that a home is essential for all of us.



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of Addison County, VT

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**A Gift To The Future**

Finding affordable land to build on – or real property to renovate/rehabilitate – is one of our greatest challenges. Acquiring land to build on is often one of the most expensive elements of building a home. Any time Habitat can secure land or property for no cost – or at a substantially reduced price – it helps us keep our costs low, so we can keep our mortgages affordable for deserving families.

The ideal property is in on a public road in Addison County, with access to utilities, but we are willing to explore any possibilities. Some of these might include: a small piece of land with questionable ability to build on. In this case we work closely with local zoning and planning commissions to evaluate the development of the property. Another scenario might include a property with a building already on it. In this case, we might rehabilitate the property or, when necessary, build something new.

Why should I donate land to Habitat? The most fundamental reason is the feeling of contributing to less fortunate families so they can build a stable life within the community. There can also be significant tax advantages for donating land. Be sure to consult an attorney or tax advisor about the positive impact of a land donation.

Please contact us if you have any questions if your property might be a good candidate for donation. We can be reached at 388-0400 or via email at [habitat.addison@yahoo.com](mailto:habitat.addison@yahoo.com).

**Stay In Touch!**

**Write to us:**

Habitat for Humanity of  
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P.O. Box 1217  
Middlebury, VT 05753

**Call us at 802-388-0400**

**Email us:**

[habitat.addison@yahoo.com](mailto:habitat.addison@yahoo.com)

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Check out current events on our Facebook page – and remember to like us on Facebook!

# Newest House Rising

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Of course, we were ecstatic about the offer and accepted it immediately.

Our good fortune did not end with Connor Homes' fabulous offer, however. In searching for a suitable lot on which to build, we approached Middle Road Ventures, LLC, owners of the South Ridge to ask if we could purchase a lot at discount. They agreed to deduct one third of its asking price...well below its market value.

Even at this reduced cost, this lot was a huge expenditure for us, yet with water, electric and sewer already installed on site, it was a "no brainer," particularly given how near the new home will be to Middlebury services. The brokerage fee was even waived, thanks to the generosity of IPJ Real Estate of Middlebury!

With the purchase of the lot in the fall of 2014, we had to wait for dry ground in the spring. By May we were underway and by July the exterior framing was completed.

Our regular Habitat volunteer work crews along with our sub-contractors intend to complete the new home in September. With any luck, the construction of our third home in Cornwall can begin before the snow flies.

Many, many thanks to Connor Homes and Middle Road Ventures for their outstanding generosity. Our appreciation as well to the entire Connor team who have worked on this project with such amazing efficiency and dedication.



*The Selleck family moved into their home in 2014.*



*Homeowners Hilary Hulst and Dwayne Vukoder with their children Alex, Christopher and Bella moved into their home in December 2013.*

## Our Families

*Continued from page 1*

County, meets specific income requirements and is willing to partner with us in building their home.

Applicants are encouraged to contact our Habitat for Humanity office to have a preliminary conversation with a representative. Applications are being accepted now!



*Our newest family will be moving into their house in the Fall of 2015.*



Habitat for Humanity of Addison County  
Post Office Box 1217  
Middlebury, Vermont 05753



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