

# News From The Crews

Fall 2014



*House 7 with "1 Beam" construction permitting 12" of total outside insulation*

## Energy Efficiency

*by Bob Coffey*

Habitat for Humanity International's vision is "A world where everyone has a decent place to live". To that end, we at Habitat for Humanity of Addison County, VT are dedicated to building and renovating decent affordable housing for people in need, one family at a time.

Building affordable housing requires help from various sources, including volunteer labor, supplier and skilled trade donations and discounts, grants, contributions, etc. There is also another component however: energy efficiency. In determining whether potential family partners can afford to own a home, we calculate the "housing cost ratio", which is total yearly housing expenses (including mortgage, utilities, and property taxes) divided by total yearly family income. For our affiliate, this ratio cannot exceed 31%. Utility

costs are the one component of this ratio that can be readily improved by our affiliate. As an example, if by advanced design, materials and build, we can reduce utility costs by \$100 per month, a partner family can afford to pay an additional \$100 per month on their mortgage without having any effect at all on the overall housing cost ratio. Over a 25 year mortgage, \$100 per month translates to \$30,000! Putting it another way, our affiliate can spend up to \$30,000 "extra" on energy efficient materials if those expenditures reduce utility costs by \$100 per month or more.

We at Habitat are, of course, strongly committed to reducing energy consumption wherever possible. This is not only good for the environment, it also makes economic sense for our families. Thanks to the generous, pro

*Continued on page 3*

## Our Seventh Home Completed in Cornwall

We celebrated the sale of our seventh home in Addison County to the Selleck family on August 16, 2014. Scott, Kayla, Kaylie, Macy, Blair and Zoey were happy to show off their new home to the many people who attended, including family members and friends, members of our "Wednesday Crew" who volunteered so much of their time to construction effort, Board members and many friends of Habitat.

It was a beautiful morning, and the dedication ceremony was held outside where everyone could admire the design and construction of the building. Reverend George Klohck blessed the house, reminding everyone of the origins of Habitat for Humanity forty years ago. He noted that Habitat's founders "would be glad today that we who gather here now, coming as we do with many different faith perspectives, are expressing our love for our neighbor in helping to open a new home for a family

*Continued on page 3*



*Scott and Kayla Selleck, with Kaylie, Blair, Macy and Zoey in front of their new home*



*Habitat families and friends enjoy food and fellowship*

I cannot believe it's been 8 years since the kids and I had our turning over ceremony. I often think about Muffin [Carothers] and Marcia [Mazeine] coming to let me know we were selected. I looked at the house plans they left with me every day for months! I also think about the many hands that went in to making owning a home a reality for me, Sydney and Alex.

Sydney will soon be 23 and is now working as the newest 2nd grade teacher at Fallbrook Elementary in Leominster MA. She is temporarily living with her boyfriend Andrew and Andrew's Dad

while she and Andrew save for a place of their own.

Alex is now a Senior at Middlebury Union High School. He is applying to colleges and hopes he can get in to Champlain College in Burlington. His interest is computer gaming design.

My life is very blessed and I am busy with Milne Travel, Congregational Church of Middlebury and, of course, Habitat. A very heartfelt thank you to the Board, the volunteers and the many donors who not only contributed to my house but contribute to the Mission of Habitat.

*Robin remains involved with Habitat, serving on both the Family Selection and Family Support Committees and working on our annual Alternative Gift Fair during the Holiday season. Robin also recently organized a picnic for all of our Habitat homeowners, with son Alex acting as grill master. In mid July, Board members and three of our now seven families came with their children and other family members. It was nice to meet those we didn't know well and see the ones we did know. Next year we are hoping for more families to come and get to know each other.*

## South Ridge Land

One HfHAC's major challenges is to find affordable land for building. So we were very excited when Habitat was approached last winter by Middle Road Ventures, LLC, a Middlebury based company. They own South Ridge, a multi-residential development located about 1.5 miles from downtown Middlebury, and have offered us one of their lots which includes municipal water and sewer at a drastically reduced price.

Although two houses remain to be built in Cornwall, the Board has decided to take advantage of this unusual offer and hopes to begin construction of a new home at that 0.7 acre site before the snow flies. Our thanks to Middle Road's principal owners – John Illick, John Benton and Charlie Kireker – for making this site possible.



**Habitat**  
for Humanity®  
of Addison County, VT

### 2014-2015 Board of Directors

Steve Alexander - Lincoln  
Anna Betz - Cornwall  
Dale Birdsall - Shoreham  
Kevin Brown - Bristol  
Beth Buckman - Warren  
Bob Coffey - Bridport  
Tom Dickinson - Middlebury  
Cecelia Dry - Middlebury  
Mickey Heinecken - Cornwall

Dee Hodges - Cornwall  
Susan Jefferies - Starksboro  
Rob Liotard - Starksboro  
Liz Morino - Whiting  
Mark Nelson - Ripton  
Chris Robbins - Middlebury  
Joe Smith - Middlebury  
Roth T Tall - Cornwall

## Stay In Touch!

### Write to us:

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

### Call us:

802-388-0400

### Email us:

habitat.addison@yahoo.com

### Visit us online:

<http://addisonhabitat.org>



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

# Energy Efficiency

*Continued from page 1*

bono, design efforts by our architect, Jean Terwilliger, we have incorporated the following features in our last two builds in Cornwall:

- 1) 12" of external wall insulation using "double wall" and nonbearing "I beam" construction;
- 2) Up to 30" of attic insulation;
- 3) Triple pane windows with an emphasis on the south side to improve passive solar gain;
- 4) Additional foundation insulation;
- 5) Energy efficient appliances and lighting;
- 6) Taping every crack or seam; and
- 7) Because of the cumulative benefits of the above features, neither home has a central heating system; rather house number six (Cornwall 1) has a Rennai

wall mounted propane heater, and house number seven (Cornwall 2) has a wall mounted electric air-source heat pump.

The results of these efforts have been outstanding; our last house has a "HERS" rating of 43. HERS is the national standard for measuring a home's energy efficiency. The new house standard is 100, while the resale home standard is 130. The 43 rating means that this house is 57% more efficient than the national standard!

These improvements translate into real dollar savings. The family of house number three, built in 2006, paid \$900 for propane heat in the last twelve month period (not bad!). In contrast, our first Cornwall house (house number six), built in 2013, paid \$600 for propane heat in the

last twelve month period. Based upon the HERS rating of house number seven completed this summer, annual electric heating costs are expected to be \$300! These results are outstanding, particularly when you compare these costs to what our families have paid for utilities as renters, often three, four or more times the current amounts.

Our affiliate is justifiably proud of our efforts to reduce energy costs for our families while, at the same time, being responsible stewards of the environment. The volunteers of our regular Wednesday crew take particular satisfaction at the fruits of these efforts, but we are just a little bit envious given that our older homes are not nearly as efficient!



*Barbara Pratt reads a poem at the dedication*

## Cornwall House Dedicated

*Continued from page 1*

which has partnered with us to make this happen."

Family member Barbara Pratt read a poem she wrote about how much this opportunity means to the family, and Scott Selleck thanked everyone for the hard work and great job done on his family's new home.

This is the second home in a

four house PUD (planned unit development) in Cornwall.

Scott and Kayla each put in 250 hours of "sweat equity" working on the home, helping Habitat with mailings and other administrative work, and volunteering for other nonprofit organizations.



*Family, friends and Habitat volunteers attend the house dedication in August*



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

postal permit  
info

address



## Try Habitat's Alternative Gift Fairs for Your Holiday Shopping!

Habitat for Humanity of Addison County is gearing up for the holidays with Holiday greeting cards and our Alternate Gift Fairs. Bobbie Carnwath of Cornwall has designed our cards for many years. Each card has a removable house which can be hung up as an ornament. The cards are for sale for \$20 each and the card says that a donation has been made to Habitat for Humanity in the name of the recipient.

The Alternate Gift Fairs are held at a number of Addison County Churches in early December or late November. Purchasers get a card on which to write what has been given in the recipient's name

such a box of nails, or insulation, etc. A list of items needed by Habitat for our building programs is available. Choose what to give or simply give an amount of money in someone's name. This is a great way to make gift giving special by helping a family purchase a home – not just buying that extra tie or scarf that ends up in a drawer.

Both the Holiday gift cards and the Alternative Gift Fair cards may be chosen with either “Merry Christmas” or “Happy Holidays” printed on them. Please think of Habitat when doing your shopping this holiday season and help a family in need!