

Homes^{front}

Excited About Returning to Lafayette!

Flatirons Habitat for Humanity

Mission Statement

Flatirons Habitat for Humanity is an ecumenical Christian housing ministry, enabling low-income families to become homeowners by partnering with them to build simple decent affordable homes. Our goal is to eliminate poverty housing and homelessness locally and globally, so that all people have secure homes and may grow into all that God intends.

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Flatirons Habitat ReStore

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Broomfield, CO 80020
tel **303.404.2008**



Of the 57 existing Flatirons Habitat homes, 3 are located in Lafayette. That number will soon change with the start of Flatirons Habitat's Coal Creek Village project. There will be a total of 8 new Habitat homes in the development, with four being constructed in 2011.

In 2003, the City of Lafayette adopted its Community Housing Program that requires any development community to sell 10% of its new, for-sale housing units at a price that qualifies as affordable housing (80% or less of the Area Medium Income (AMI)). In 2007, the City opened up the Community Housing Program to non-profit organizations wanting to build these affordable units and thus satisfy the affordable requirement for the developer. This change allowed Flatirons Habitat to

acquire land that is part of the Coal Creek Village project. Phillip Patterson, Community Development Director and Assistant City Administrator for Lafayette, noted "It has been a pleasure working with Habitat to get this process and these units approved." Flatirons Habitat serves families in the community that make between 25-49 % of the AMI and is the only non-profit to offer home ownership opportunities to families in this economic bracket.

Building Partnerships, Building Community, Building Houses

Plans to return to Lafayette have been 'on the books' for at least a year, and what helped this project to become a reality is the generous support of community partners.

Flatirons Community Church (FCC) was the first partner to step forward and provide funding for a full house sponsorship. Andy Wineman of FCC talks about the decision to support Flatirons Habitat at this level. "We are involved in a building project of our own, and we wanted to be sure that the whole community would benefit by this process. As a result, a decision was made that 10% of the funds raised by our church for the new building would go to help others in the community."

Other community partners have since joined in designating support for this project. The Jansens, loyal supporters of the Flatirons affiliate, have come forward with a house co-sponsorship. Four local churches have also come together as the

continued on page 4



Coal Creek Village in Lafayette

Flatirons Habitat for Humanity 2011

Board of Directors

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 Linda Barr, *Secretary*
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 Spense Havlick
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 Clinton Moore, *Director of Family Services & Government Relations*
 Bob Wettergren, *Director of Construction*
 Georgene Anderson, *Finance Director*
 Erik Brack, *Store Manager*
 Theresa Donahue, *Asst. Store Manager*
 Phil Dorth, *Construction Supervisor*
 Shane Gring, *HabitatPRO Program Coordinator*
 Barb Hanzelka, *Family Services Assistant*
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 Stacey Korn, *Development Assistant*
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 Erin Teague, *Volunteer Coordinator*
 Alexis Trujillo, *Cashier*
 Clifford Weeks, *Driver*

AmeriCorps VISTA

Kevin Kuoni, *Faith Relations Coordinator*
 Nicky Tilley, *Keys Program Coordinator*

HomesFront Editorial Team

Lisa Gills, Shane Gring,
 Jenny Phillips, Nicky Tilley,
 and Bob Wettergren
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 donated by Rick Bickhart

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FROM THE EXECUTIVE TEAM

Have you ever been asked to take on a new challenge? Did you wonder if you were up to it?

In 2010, our affiliate's Board of Directors approached the three of us and asked us to consider taking on the role of Executive Director – as a team. The board indicated this was a new concept among Habitat affiliates and a chance to try out a new management style in our affiliate. While we considered the concept to be quite a challenge, to say the least, the three of us fully believe in and are



Executive Team members Bob Wettergren, Lisa Gills and Clinton Moore (from L to R). Photo by Mike Neville

committed to the mission of this affiliate. How could we say anything else but "Yes!"

As we transitioned into our new role as an Executive Director Team, we chose to focus on *laying a strong foundation* for the future of this affiliate. As well as continuing our building efforts in Boulder, we have returned to Broomfield and soon will return to Lafayette. We are finishing up four homes in the Northfield Village subdivision of north Boulder and are rehabbing the first of two foreclosed homes in east Broomfield, with a second rehab to start in February. We will also start one of two fourplexes in Coal Creek Village, located in east Lafayette later this winter. We are growing our programs to enhance the support of our families. And this is just during the current fiscal year! After that, we have more building plans for north Boulder, Louisville, and still more building in Lafayette.

We continue to look for new, cost-effective and innovative ways to bring fresh, new hope to our families, surround them with communities of caring people, and demonstrate to our communities the concern and care we have for each other.

In the past year, thousands of volunteers have donated their time, energy, and talents by serving on our board, on committees, supporting our families, working at the construction sites, and helping at the ReStore and in our office. Many have also stepped up to leadership roles. We are very blessed to be surrounded by so many caring and hard working people who are helping us place families in homes faster than ever. But, it goes beyond that. We have been richly blessed to have many individuals, businesses, and faith-based organizations step up to the financial challenge of helping our families and providing housing opportunities for their children to be all they can be.

Looking ahead, we have many more families who need simple, decent, and affordable housing within our communities. Will you step up in the year ahead and help us meet these needs? Will you take up this new challenge? Help us to build hope for our families – we need you!

—Bob, Clinton & Lisa

Welcome New Staff

Barb Hanzelka, Family Services Assistant

Barb is a long-time Colorado resident and never gets tired of the amazing place in which we live. She comes to us from the medical device industry where she worked as a technical writer and project coordinator. When she's not traveling with her husband, John, Barb spends her time reading, crafting, photographing nature, attending the theater and concerts, and taking care of her animals: two cats, two dogs, and a horse. Barb has done volunteer work with the Longmont Humane Society and Rebuilding Together Metro Denver and is very excited to start a new chapter in her life working with Flatirons Habitat. "I look forward to getting to know the people whose lives will be so positively impacted by the work we do."



Barb Hanzelka

Stacey Korn, Development Assistant

Stacey has worked for local non-profits, including the YWCA of Boulder County, for the last 8 years and joined the Flatirons Habitat Development team in August. She is excited to be working with an organization that is truly hands on when it comes to helping people and is enthusiastic about helping families achieve the dream of owning a home. In her spare time she enjoys reading, cooking, hiking, camping and spending time with her husband, David, and son, Brandon. ■



Stacey Korn

Board of Directors Changes

We are delighted to announce four new additions to our Board of Directors. Beginning service in January 2011 are Pete Abel, realtor with Re/Max of Boulder; Cheri Belz, architect; Bruce Hoelter, Financial Associate with Flatirons Group of Thrivent Financial for Lutherans; and Chan Mortimer, president of Ecesis

Foundation. Also, at the December board meeting Edyn Jessup was elected as Vice President. Thank you, Spense Havlick, for your service as Vice President for three years. And, last but not least, a fond farewell to outgoing board members Gary Anderson and Keith Dietzen who served seven and six years respectively. ■

Four Star Rating on Charity Navigator

Flatirons Habitat has received the highest rating possible on Charity Navigator.

Charity Navigator is the nation's largest and most utilized evaluator of charities. They use an unbiased, objective, numbers-based rating system to assess the financial health of over 5,000 of America's best-known charities. Charity Navigator's rating system examines two broad areas of a charity's financial health how responsibly it functions day to day as well as how well positioned it is to sustain its programs over time. Each charity is then awarded

an overall rating, ranging from zero to four stars. A four star rating means Flatirons Habitat for Humanity exceeds industry standards and outperforms most charities in its cause. Visit Charity Navigator's website at charitynavigator.org. ■



Community Builds Grant

Flatirons Habitat recently began the Community Builds Grant program which offers the experience of a team build to groups that may not have the financial resources to sponsor a Team Build. Group builds are an opportunity for an organization, company or congregation to facilitate relationships outside their normal roles and serve their community together. This is a wonderful opportunity to further your involvement with Flatirons Habitat and engage your friends, cowork-

ers, family and community. Flatirons Habitat will cover the normal \$2500 cost of the build day at one of our construction sites, providing volunteer opportunities for up to 15 people. Applications for the Community Builds Grant will be considered quarterly and can be downloaded from our website. Please contact Kevin Kuoni or Erin Teague for further information: kkuoni@flatironsshabitat.org or eteague@flatironsshabitat.org or call 303-447-3787. ■

Save the Date!



Youth Pastor Pete Smith of Broomfield United Methodist Church and winner of the 2009 Holy Smokes. Photo by Joe VanAndel

Upcoming Community Events

Go to flatironshabitat.org for event updates and more information.

Late February 2011 (TBA, check flatironshabitat.org events page for updates): **HOME DEDICATION** at our Broomfield Rehabilitation on Alcott Way.

March 5, 2011 from 11 am to 1 pm: **6TH ANNUAL HOLY SMOKES COOK-OFF** at Broomfield United Methodist Church. Come experience the fantastic food prepared by local clergy, church groups and Habitat homeowners at this fun community-oriented annual event. Tickets are \$10.

March 19, 2011 (Check flatironshabitat.org events page for event time): **DEDICATION CEREMONY** for the four new homes at Northfield Village Building B at Lonetree Court (west of 47th St.) and Jay Rd. in Boulder.

April 8, 2011: VOLUNTEER APPRECIATION DINNER

May 5, 2011: WOMEN BUILD at Coal Creek Village in Lafayette.

Lafayette continued

beginning of an Apostles Build (up to twelve church partners) to provide volunteers and funding for another one of the first four Coal Creek homes. These churches are: Christ the Servant Lutheran Church, Erie United Methodist Church, Immaculate Conception Catholic Church and Rock Creek Church.

Thrivent Builds Homes...in Lafayette



In early November, Flatirons Habitat received the welcome news that it was chosen as a recipient of Thrivent Builds Homes grant for 2011. Funds will be designated to another Habitat home in the Coal

Creek Village project. Al Horton, Lead Thrivent Builds Associate, is excited about continuing to work in 2011 with Flatirons HFH and the Lutheran churches in and around Boulder and Broomfield. "The partnership brings the financial, volunteer and advocacy resources of Thrivent Financial together with the affordable housing construction leadership of this outstanding Habitat for Humanity affiliate."

On November 21, faith-based partners assembled at the site of the future Coal Creek Village homes to lift up prayers for future partner families, volunteers and the greater community during the Prayer Circle and Land Dedication. Representatives from Flatirons Community Church, Thrivent Financial for Lutherans, Christ the Servant Lutheran Church, Erie United Methodist Church, Immaculate Conception Catholic Church and Rock Creek Church met to officially mark the start of the project and the return of Flatirons

"Flatirons Community Church couldn't be more enthusiastic about partnering with Flatirons Habitat for Humanity for the project in Lafayette at Coal Creek Village. We truly believe in the role that affordable and quality home ownership plays in helping to break the cycle of poverty for a family seeking a way forward. To know that by the end of this project there will be eight new homeowners and families in our neighborhood is great news. We work within the community for positive transformation and are confident that Habitat is playing a crucial role in that process."

—Andy Wineman, Flatirons Community Church

Habitat to Lafayette. It has been fifteen years since the last Habitat house was built in the Lafayette community.

Infrastructure work begins in January, with the foundation planned to be poured in February, and volunteer groups will be out to help starting in March. ■



Coal Creek Village Prayer Circle and Land Dedication. Photo by Joe VanAndel

Living Green

Affordable Housing Summit

Shane Gring, HabitatPRO Program Coordinator, had the opportunity to attend the Affordable Housing Summit hosted at the U.S. Green Building Council's annual GreenBuild conference in Chicago, Illinois in late November. The Summit sought to further the dialogue between green building and affordable housing and develop discussions locally to push measures ensuring their compatibility. This is an argument Shane developed in response to activities at the conference and can be of use to those who support Flatirons green building initiatives:

Historically, the affordability of homes has been proportional to construction expenses. Homes that cost more to build are listed for higher prices, in order to secure a certain margin of profit for the owner, designer, and builder. From a business perspective the merits of this system are obvious. However, this system inherently encourages the construction industry to build larger, higher, and more extravagant, which effectively forms an affordability barrier between the housing stock and those earning low salaries. Homes that are "affordable" to low-income families, then, are often considered those cheaply built, as one of the few ways to ensure affordability. A home built to a lower standard may appear affordable at face value, but in fact, many

inefficiencies and safety concerns can actually remove the upfront mask of affordability. Typically, low-income families experience higher heating and cooling bills due to ineffective buildings. And frequently, homeowners are exposed to greater levels of airborne allergens that lead to asthma and other costly health issues.

Presently, there are many motivations for homebuilders to go 'green' but, for Flatirons Habitat for Humanity, the reason has always been simple. **We strive to produce the highest quality homes to position our deserving families for long-term success.** The aim of our green building efforts is to build homes that are durable, comfortable, healthy, environmentally responsible, and energy efficient. Flatirons Habitat places particular effort on creating energy efficient homes because we estimate that every dollar that a family saves on a reduced utility bill can be invested in a college savings account or other essential family items. And it is by this rational that Flatirons Habitat continues to innovate, educate, and further the dialogue on green building and affordable housing.

If you are interested in learning more about Flatirons green building efforts, contact Shane Gring at sgring@flatironsshabitat.org.

A Keys Program Graduate Comes Full Circle

In the last two years of its existence, the *Keys* program, run in partnership between Flatirons Habitat for Humanity and Habitat for Humanity of the St. Vrain Valley has achieved many milestones. This includes having one of our first graduates of family education come full circle in the program and become a coach.

Shelley enrolled in the family education pilot two years ago. After completing the course, she entered a year-long relationship with her coaches. Seeing the potential of the coaching relationship inspired her to learn life-coaching skills and become a coach for another graduate. Shelley joined her former coach, Tona, and three other volunteers as a coaching team for Charity, a new Habitat homeowner.

Our three part program includes **1)** the participant-led family education course on improving and enriching life and financial stability, **2)** education for volunteers about the lives of low-income families and life-coaching skills, and **3)** our coaching program where graduates of family education and volunteer education meet and work together for one year. The *Keys* program has grown immensely since

its beginnings in 2009. To date, we have had 23 graduates of our family education course, 84 volunteer coaches enter the coaching program, and over 380 members of our community participate in education for volunteers. We are so thankful to have met Charity, Shelley, Tona, and for all those who have in some way touched the *Keys* program in the last couple of years.

If you are interested in learning more about the *Keys* program or becoming a coach and changing the life of a *Keys* graduate, please contact Nicky Tilley, *Keys* Program Coordinator, at 303-447-3787 ext. 231 or keys@flatironsshabitat.org. Our next *Keys* volunteer training is scheduled for February 5th at Flatirons Community Church. ■

"This [program] changes the way you think, the way you react, and even the way you feel. I thank God for bringing this class to me. I am a changed person."

—Charity, New Habitat Homeowner

Meet Our New Northfield Village Families

The Shishka Family

Ms. Shishka, her two children and her mother currently live in a two bedroom apartment in Broomfield. Even though Ms. Shishka works two jobs they are unable to afford a larger home with more bedrooms. Due to financial reasons the Shishka family has moved many times trying to find affordable housing. They dream of the day when they don't have to worry where they're going to live next. A good neighborhood is very important for Ms. Shishka; she wants her children to feel safe and secure in their neighborhood. When Ms. Shishka heard about Habitat for Humanity she had a sense of hope for housing and security for her family. "Habitat offers opportunities for my family to grow and know where we're going to be permanently. Our home won't disappear and we don't have to worry about a roof over our heads anymore." In their spare time the Shishka family loves to play board games, ride bikes, swim and go to movies. Ms. Shishka came to the United States 13 years ago and never dreamed that she would have a home built by such wonderful, caring volunteers.



Photo by Mike Neville

The Manzo Family

Ms. Manzo has always lived with the hope of realizing her father's dream...that she would own a home for her and her family. Her father is no longer alive but his dream lives on. Ms. Manzo feels that a stable home environment will give her more time to concentrate on her children and their education, and not worry about where they are going to live next. As a family they like to swim, play soccer and go to the park. Ms. Manzo also loves to cook and listen to music. When asked how do you envision your life changing due to partnering with Habitat, Ms Manzo states, "It's enormous; I will have stability for my children. They will feel safe in their own space and they won't have to worry; they can concentrate on school."



Photo by Mike Neville

The Collins Family

Currently the Collins and their daughter, along with Ms. Collins' mother live in a two bedroom home in Lafayette. The house is not energy efficient. To



Photo by Mike Neville

stay warm in the winter they have to use space heaters; this method of heating is very expensive. The Collins' 3 $\frac{1}{2}$ year old daughter has life threatening allergies. Their current living situation is unsafe for her health. They are unable to rid the house of dust mites, mold and other environmental allergens. Ms. Collins once told her mother, "I want a home for my family, a safe home." Becoming a partner with Habitat for Humanity has given this family the chance to get ahead in life. The family would love to someday teach cooking classes to other families who have children living with severe allergies. They look forward to having the classes in their allergen safe home!

The White Family

Ms. White and her 2 $\frac{1}{2}$ year old daughter work and attend preschool in Boulder. In the past several years they have moved on average of every six months. She strives to have permanent housing mostly for stability for her daughter. Currently they are living with family members, who are looking to sell their home.



Photo by Mike Neville

After searching other programs for homeownership in Boulder County, Brenna looked into a partnership with Flatirons Habitat for Humanity. "This will be a continued stability for my daughter and me, and we will not be in a panic mode for housing," stated Ms. White when she was selected to partner with Flatirons Habitat. Ms. White works with the homeless in the city of Boulder. In the near future, she plans on seeking a law degree in Public Interest law working as an advocate for children and battered women. "It's difficult for a single mother to find stable, permanent affordable housing. Because of Flatirons Habitat's program we can breathe now, instead of just surviving." ■

Broomfield Rehab Homes: Embraced by the Community

From the start of the project, it was destined to be a great example of collaboration and community teamwork. The City and County of Broomfield purchased the two foreclosed homes with funds from the Neighborhood Stabilization Program. Flatirons Habitat for Humanity brought its network of community partners to fix them up and fill them with hard-working families. Since work began in September, the first of the two houses is close to completion with a new deck, new ceilings, insulation, an enclosed bedroom wall and updated appliances.

“Lutheran Church of Hope is excited to be a sponsor for one of the Broomfield rehab homes. Part of our vision and mission as a congregation is to ‘Renew Hope’ in the community; and working alongside Habitat for Humanity is a great way to make that hope a reality in someone’s life right here in our own community.”

—Pastor Scott McAnally

Two key community partners have stepped forward to fully sponsor the two Habitat rehabilitation homes: Broomfield United Methodist Church for the home on Alcott Way and Lutheran Church of Hope for the home on W. 133rd Circle. These churches are providing volunteer support, necessary funds for rehabilitation, and a strong Broomfield presence to the two Habitat projects. Pastor Ken Brown enthusiastically states, “Broomfield United Methodist



Team Build group from Thermo Fisher Scientific.

Church is blessed to be a blessing! We are inspired by the life-giving work of the dedicated team at the Flatirons Habitat for Humanity office to serve Habitat homeowners.”

Many groups and individuals have come out to help in the effort including a group of Broomfield’s Westlake neighbors. The Broomfield Community Foundation recently awarded the Flatirons affiliate a grant to support the community engagement efforts tied to the Broomfield projects. Companies such as Thermo Fisher Scientific and Egress Inc. were Team Build sponsors at the Alcott Way house and have been incredible partners in making the Flatirons affiliate’s first venture into home rehabilitation go smoothly. ■

We are most grateful for those who made financial contributions or pledges of \$250 or more from July 17 through December 14, 2010.

Mike and Mary Lou Acimovic
AEI University of Colorado
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Anonymous
Kristyn Bendson
Parker Bent
Bike & Build
Boulder County
Boulder Mennonite Church
Boulder Optimist Club
Boulder Rotary Club
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Please keep in mind that this is a good time of year to pass on gently used items that have been replaced over the holidays by donating them to our ReStore.

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