



Building homes,
building hope,
one family at a time
WINTER 2010

email: info@HabitatWest.org 5293 NE Elam Young Pkwy, #140 Hillsboro, OR 97124 503-844-7606 www.HabitatWest.org

Dreams Come True for Three Habitat Families

Did the atmosphere in February feel a little more special to you this year? I guarantee it did for the Nguyen, Lopez and Jepson families. That is because thanks to you, three more families have achieved the American Dream of homeownership.

Nguyen Family

The Nguyen family (above left) signed their mortgage papers and moved into their home in our Cornerstone project just 11 months after being accepted into the Habitat program. Hoang, husband Hanh and daughter Peyton, moved out of a 100-year-old home they rented. It had dry rot in the floors, mold growing on the ceiling, newspapers taped to the windows to keep the cold out, and only two rooms with working heat. **For all this, they paid \$800 per month in rent!** Now they are Habitat homeowners and their monthly mortgage payment (including HOA fees and property taxes) is 40% less than their rent payment. That's a MINIMUM savings of \$162,000 over the length of their mortgage! "It's my dream...it's my dream come true" said Hoang repeatedly, smiling from ear to ear.

*"It's my dream...
it's my dream
come true"*
--Hoang Nguyen

Lopez Family

Joel (above center) was accepted into the program in 2007 when his two kids, Iker and Chelsea, were just toddlers.

For two years he put in his 500 hours of sweat equity and watched his house being built. Then, the economy took its toll and he lost his job. Without a steady income, he couldn't buy his house. But the Habitat community came together to help. Volunteers even gave him tips on job openings. Eventually Joel landed a great new job and

was able to move his children out of the crime-infested neighborhood where they lived into their new Habitat home at Vance Place. Now his children have something they didn't have before: a safe place to play outside with the neighborhood kids.

Jepson Family

Single mother Angela (above right) says of daughter Michaiah, "Now that I have a daughter my life has changed in many ways. I have a major concern about her getting a stable home where she does not have to move schools every year or two. I want quiet living for my daughter and me." Angela is a Certified Heart Monitor Telemetry Technician at OHSU and hopes to use their educational benefits to work towards a forensic nursing degree. Angela and Michaiah rent the third floor of an old three-story house, which is located on a hill. She is active in community life and donates her time to the Donate Life program.

Build a Home 
Frame a Future

May 13, 2010

Embassy Suites Hotel Ballroom
7:00am check-in / 7:30am breakfast begins

Only you can give our families a hand up and out of sub-standard housing. RSVP for the breakfast today at 503-844-7606 x111.

All donations of \$125 or more will be matched
by Scott & Twylla Smith, up to \$25,000!

Breakfast Title Sponsor:

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MEET THE BOARD

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Our Mission:

Willamette West Habitat for Humanity is dedicated to generating homeownership and benefiting our community by building simple, decent, affordable housing, in partnership with low-income people, volunteers, donors and organizations, with an emphasis on building neighborhoods.

Staff:

Mark Forker, Executive Director
Hope Howard, Development & Communications Manager
Marilyn Palma, Bookkeeper
Anna Wendt, Family Services
Mike Wille, Construction Manager

Associates:

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From the Board

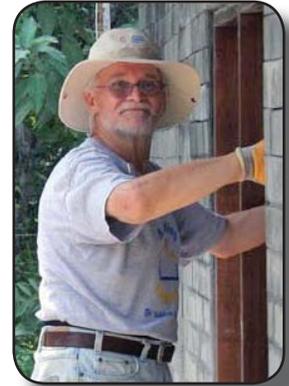
Dan Fako, president

As I move into my tenure as President of the Willamette West Habitat Board of Directors, I can't help but reflect on the fine individuals who have held this position before me. It is my sincere desire to follow their great examples of leadership. I'm truly inspired by their many wonderful accomplishments.

On Thursday morning, May 13th, we will hold our 3rd annual fundraising breakfast at the Washington Square Embassy Suites Hotel. While enjoying a great free breakfast, provided by our fabulous corporate and individual supporters, you will have an opportunity to meet our Habitat families and hear how Habitat has given them the opportunity of a lifetime to become homeowners. Please accept my personal invitation to attend.

Finally, I am pleased to report that we are on schedule to move seven more families into Habitat homes this year. You heard from my predecessor about our 3-year strategic plan. We expect this will help us further enhance and expand our program to serve even more families in our area. We anticipate that our strategic plan will allow us to double our capacity by 2013. This goal can only be achieved through the ongoing support provided by the thousands of donors and volunteers like you that take part in the Mission of Habitat.

We promise to continue to earn your ongoing support and commitment to this great organization.



Habitat ReStore: Breaking Records and Twittering Up a Storm

Did you know the Portland ReStore got a load of Travertine tile in recently? Did you know that double basin sinks are on sale for 20% off at the Vancouver ReStore? Habitat ReStores have great deals on new and gently used building materials, hardware, furniture, appliances and household goods. But if you don't get the breaking news, someone else gets the deal.

You can fix this by following them on Twitter @PDXrestore, or 'friend' them at [facebook.com/habitatpdxmetro](https://www.facebook.com/habitatpdxmetro). You can also visit them online at pdxrestore.org.

Whether you donate items or purchase items from the Portland or Vancouver Habitat ReStore, Willamette West Habitat gets a portion of the proceeds.

Not only are you helping further the mission of Habitat, you're also keeping things out of the landfill (1,800 tons so far). And, you're getting a great deal, too.

In recently ReStore news:

- Shel Mae Reinwald was welcomed as the new Portland ReStore manager
- the Vancouver ReStore celebrated it's first anniversary
- March sales at Portland & Vancouver combined exceeded \$100,000 - a new ReStore record!

Willamette West Habitat is currently scouting locations for a ReStore on Portland's westside. We'll keep you updated. In the mean time, head over to the ReStore before someone else gets your great bargains.

From The Executive Director

Mark Forker

The late British economist John Maynard Keynes wrote, “*Government machinery has been described as a marvelous labor saving device which enables ten men to do the work of one.*”

Back in the early days, Habitat for Humanity affiliates didn’t accept any government funding. In the spirit of Christianity, the founders believed local communities, not government, should provide decent, affordable shelter for its most vulnerable members. Habitat neighborhoods were funded entirely by donations from caring individuals, businesses, foundations, churches and, of course, mortgage payments from Habitat homeowners.

Over time, as land prices skyrocketed, Habitat relaxed some of its rules. We still don’t accept government funding for building our homes – the “sticks-n-bricks” – and we continue to raise funds to build homes for families in need. However, we do accept government grants for buying and developing land.

As you might imagine, lately there have been some nice opportunities to buy land. We’ve done our best to take full advantage. Over the past 18 months we’ve acquired 17 new construction lots, plus three vacant bank-owned homes. I’m pleased to report that we now have 23 lots in our inventory, easily enough to keep us, and our volunteers, busy for several years.

These acquisitions would not have been possible without help from our friends at Washington County’s Office of Community Development. Program manager Peggy Linden, and housing services specialist Ben Sturtz, have been instrumental in supporting affordable housing on Portland’s Westside. With their support, Willamette West Habitat is able to bring together hundreds of donors and volunteers to build affordable housing. This year alone, our modest 4-person staff expects to place eight, maybe nine hardworking families into safe, clean, modest homes.

If Keynes were around today he might say Habitat for Humanity, and the Washington County Office of Community Development enables one person to do the work of ten. I wouldn’t disagree.



Families Improving Their Lives at Record-Breaking Pace

While most Habitat families need about 2 years to complete their 500 hours of volunteer ‘sweat equity’ labor, and to save for a down payment on their home, several of our hardworking families have done it in just one year! We’re delighted to have helped five families (8 adults and 10 children) lift themselves out of poverty housing so far this year. And it’s only April!

The federal Neighborhood Stabilization Program provides grants to purchase foreclosed and abandoned homes. We applied for, and received, funding to buy, rehab, and then sell three homes to Habitat families. Each of the three homes we purchased is very similar to current Habitat homes.

The first home was nearly move-in ready and was quickly sold to a Habitat family. The Bekele’s (pictured right) are thrilled to be moving into their new home as they prepare for the arrival of their new baby. Imagine the relief they must feel to be bringing their child home from the hospital to a safe, decent home instead of the mold-covered one they are leaving behind.

Our second home was actually a Habitat home built in our Millennium Square project in 1999. It was sold through traditional means several years ago when the Habitat owner passed away. Habitat reacquired the property at auction. And about the time you read this, the Noor family will be signing their mortgage papers and moving into the third home, which we just purchased in April.

The availability of NSP funds has allowed us to put our highly-motivated future homeowners into homes quicker than ever before. The three NSP homes are in addition to homes that we re-purchased from Habitat owners moving on this past year. Those homes were spruced up and sold to the Nguyen and Jepson families who also were accepted into the program only a year ago.



Bekele & Wubines Bekele choose the color of blinds for their Habitat house.

Springtime Brings Hope For New Habitat Families

Seventy-five families in need of decent shelter applied to Willamette West Habitat last fall. The Homeowner Selection committee evaluated each family based on their level of need, their willingness to become partners in the program and their ability to repay the no-interest loan. Seven new families, 28 adults and children, happily became our 'class of 2010'.

The new families have attended their orientation meeting, received their "Future Homeowner" Habitat T-shirts and will be attending financial training classes this month. Their 500 sweat equity hours are starting to add up and they are getting to know the regular volunteers and staff. If you're out on the jobsite and see them, or run into them at the office, be sure to shake their hand and welcome them to the family.

Meseret Wako & Habte Ajano



This family of five includes 2 boys age 10 and 15 and a 5-year-old girl. Currently, the family lives in a small 3-bedroom apartment. Unfortunately, the bedrooms are too small for two kids, so their sons each have a

room and their daughter shares a bedroom with her parents. Because of this, there is no privacy for Habte and Meseret. The apartment has mold in the bathroom and closets, which affects Meseret's health as well as their youngest son. The water heater is inadequate, and both the toilet and oven need repair. They first applied for a Habitat home two years ago and are very happy to be in the program.

Eric Douglas & Kasina DePaul



Eric and Kasina are the proud parents of three girls, ages 11, 7 and 2. Right now, they are living in a cramped 2-bedroom apartment. All three girls share a single bedroom. Their landlord doesn't respond to requests for assistance, and Eric has had to make repairs himself. They are quite familiar with Habitat as Eric's sister is buying one of the homes at Vance Place this summer. Last year, Eric's sweat equity went to help his sister achieve her dream of homeownership. Now it's his turn.

Ahmed & Mana Mohamed



Challenges faced by the Mohamed's include a landlord who doesn't want to fix problems. Mana suffers from allergies and asthma and the allergens in the carpeting irritate her condition. Even after repeated attempts to contact the landlord about cleaning the carpet, they have received no response. The home's plumbing is inadequate, causing them to use their neighbor's bathroom from time to time. Sometimes the overflow from the upstairs neighbor's bathroom leaks through the ceiling into their apartment. Ahmed is currently attending PSU.

Thao & Ngon Nguyen



This family of four adults includes a son in high school and a daughter who attends PCC. They live together in a 2-bedroom/1-bath apartment. Their daughter sleeps on the living room couch and their son gets the

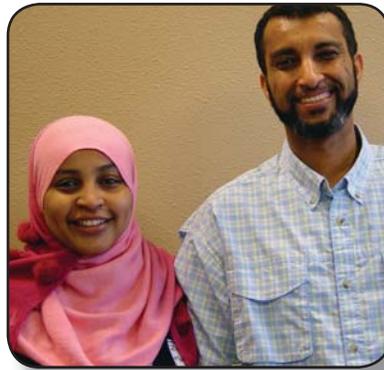
bedroom. The kids stay up late studying, while the parents get up at 4:30am to go to work, so nobody sleeps very well. Lately, there has been police activity due to robbery calls and harassment from a mentally unstable neighbor.

Delmi Samuy



Delmi is a single mom with a one-year-old daughter. She is sharing an apartment with a friend, but since it is a 2-bedroom apartment, she and her daughter must share the bedroom, giving neither of them any privacy. The bathroom ceiling has holes in the sheetrock, and some of the electrical outlets do not work. The foundation of the apartment complex is sinking, so the sidewalks are uneven, posing a tripping hazard - not good when you have a little one learning to walk. The outside patio balcony also seems on the verge of collapse, so no one goes out there for fear of injury. The neighborhood has gangs roaming about and the police have been spotted in the parking lot looking for suspects. Delmi's parents own a Portland Habitat home, so she is very familiar with the program and excited to earn her own home.

Zahra Mohamed & Abdurahim Sarif



This family of six is getting ready for the newest member. Right now they have four children including 3 boys age 11, 8, and 3 and a 9-year-old girl. They are waiting to welcome a new little one to the family soon. They live in a 3-bedroom apartment with the boys sharing one room and the girl in the other. There is no place to play at their complex and the apartment manager yells and swears at the kids. They learned about Habitat through Zahra's sister Adey whose family was accepted into our program last year.

Vunnara & Sakuna Thong



Vunnara (pictured) and her daughter Sakuna will be buying a home designed to handle Vunnara's unique needs. Originally from Cambodia, she survived the killing fields and fled to the US with the help of her uncle. Due to an injury received when a bomb exploded near her in a refugee camp on the boarder of Cambodia and Thailand, Vunnara is not able to walk up stairs very easily. Unfortunately, she and her daughter, Sakuna, have a two-bedroom apartment with upstairs bedrooms. Vunnara sleeps on the living room couch, a less than ideal situation considering she's had two serious back surgeries.

NEW SEASONS MARKET

**Benefit BBQ
May 22 & 23
12pm to 4pm**

Have Lunch For Us at these locations:

Cedar Hills Crossing (Beaverton)
Orenco Station (Hillsboro)

Mountain Park (Lake Oswego)
Raleigh Hills (SW Portland)

We will be BBQing and selling hamburgers, veggi-burgers and yummy side dishes.

Thanks to the generosity of New Seasons Market, 100% of the days proceeds will be donated to Willamette West Habitat for Humanity

Your Donations Circle The Globe

\$90,000 to Habitat International in 2010

For every dollar of unrestricted funds we receive, ten percent is sent on to Habitat International as tithed. This year, that number is projected to be \$90,000, and it will be used to build 20 simple, decent, affordable homes around the globe.

We hope you are proud that thanks to you, over the past 20 years we have tithed over \$291,000, and as a result, helped build 86 homes worldwide.

In January, we were caught up in the devastation, destruction and overwhelming feeling of

sorrow as we witnessed the effects of the earthquake in Haiti. Our board quickly responded and voted to restrict our tithed to efforts in Haiti. Then we heard about earthquakes in Chile, Indonesia and Mexico and remembered that the need for decent housing spans the globe. Who to better determine how to serve this need than Habitat International?

Upon reflection, the board decided it was best to give Habitat International the flexibility and discretion to use your tithed money where they feel it is needed most.

UPCOMING EVENTS:

May 8 - Women's Build Day

May 13 - Build a Home Frame a Future Breakfast

May 22 & 23 - New Season Market Benefit BBQ

June 22 - Executive Build Day

visit us online at www.HabitatWest.org for details

In Memorium: Leland Ascher



The Willamette West Habitat family suffered a loss in January when long-time volunteer Leland Ascher passed away. During his retirement years, Lee could be found at the Habitat jobsite once a week building homes for those less fortunate than he. His commitment to his fellow man didn't end there. He also volunteered on the Tualatin Valley Fire District Directors Board and Budget Committee, as well as the Tualatin Hills Park and Recreation Trails Committee.

Our heartfelt condolences to his wife, Garnet, and our sincere thanks to Lee for the many hours he spent helping our families achieve their dream of homeownership. Thank You, to those who made a donation to Willamette West Habitat in his memory and honor:

- | | |
|----------------------------|---|
| ♥ Ann Culver | ♥ Kenneth & Ann Wesche |
| ♥ Arthur & Susan Marshall | ♥ Larry & Susan Kelly |
| ♥ Bernard & Betty Stevens | ♥ Queen Olson |
| ♥ Betty Robinson | ♥ Steven & Kathryn Terrell |
| ♥ Brian & Evonne Stoen | ♥ Tom & Pat Stoen |
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| ♥ Charles & Lynne McIntyre | ♥ Willard & Donna Kraker |
| ♥ Garnet Ascher | |
| ♥ Joann Mauritz | |
| ♥ Joyce Whorley | |

No Bare Cupboards in Habitat Home

When new King City Grocery Outlet owners Tony & Tina Slyter approached executive director Mark Forker about their proposal to fill the cupboards of new Habitat homeowners, he was thrilled. And the new families who have been the beneficiary of the Slyter's generosity have been just as excited.

As if unlocking the door to their new home isn't enough, imagine their delight as they check out their stocked bathroom, laundry room and kitchen. Tony and Tina arrive with meat, fresh fruit and veggies, cleaning supplies, and enough food to stock



the cupboards and the refrigerator. Even the kids find their favorite breakfast cereal and mom's spices. After wading through the reusable bags, they sometimes find a small appliance or two as well. To top it off, Tony and Tina present our new homeowner with a gift card to help re-stock when the cupboards get low.

Tony & Tina work with the family's Habitat Partner, or some of the older kids in the family, to make sure every delivery is specific to that family.

What a great way to start a new chapter in their lives. Thanks so much Tony & Tina and Grocery Outlet.

Habitat and Hillsboro Fire Department Collaboration

The Ultimate Recycling Plan

Last year, Willamette West Habitat purchased some property in downtown Hillsboro for future development. The only problem, there was an abandoned, derelict home on one end of the property that needed to come down. Construction Manager Mike Wille knew just what to do.

He talked to the Hillsboro Fire Department who confirmed they'd like to 'borrow' the house for a while to help with new recruit and volunteer training including:

- Fire Attack drills with hose deployment
- Residential Search and Rescue drills for trapped victims
- Ladder drills
- Rapid Intervention Team drills
- Positive Pressure Ventilation drills
- Building Construction familiarization
- Fire Investigation and burn patterns (Taught by Fire Prevention personnel)

After several months of drills, the department conducted what they call a "Burn-to-Learn" and took the house down. Lieutenant Scott Stutzman, who coordinated the Maple Street Burn-to-Learn, told us:

"Homes such as the one donated by Habitat for Humanity are so important to the Hillsboro Fire Department and the fire service in general. The Burn-to Learn offered four of our newest members the opportunity to practice their new skills in a controlled fire environment under the supervision of seasoned Firefighters and Company Officers. This type of training gives the Recruits a "real-life picture" of fire besides just talking, teaching from curriculum, or watching videos."

A house on fire is never a happy picture, but at the end of this bittersweet day our lot was cleared and out of the ashes, a Habitat neighborhood – BraunerBrook – will rise, giving hope to nine families as they escape their circle of poverty and look to a more secure future.



Thanks to Storm Smith, Public Information/Education Officer for the Hillsboro Fire Department for these great photos





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CHANGE SERVICE REQUESTED



Build a Home *Frame a Future*

Thursday, May 13th
Embassy Suites Hotel in Tigard
7:30am - 8:30am (check in begins at 7am)

Meet Vunnara Thong and hear her powerful story.

Congratulate the Osman family for becoming new homeowners.

100% of your donations will go to building homes in 2010, thanks to our corporate sponsors.

For every gift of \$125 or more, Scott & Twylla Smith will match it dollar-for-dollar up to \$25,000!

Our families are looking for a hand up – not a hand out.

Please join us May 13th and together our hands will raise a roof (or two!) for hard working American's in Washington County.

What a great way to start your day!



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