



**BUILDING SUSTAINABLE
COMMUNITIES WITH HOPE**

MESSAGE FROM OUR CEO

Dear Habitat Friend,

Habitat for Humanity North Central Connecticut took a leap of faith in 2022, and as a result many of our strategic initiatives – Tolland County expansion, name change and Vernon ReStore opening – came to fruition all while continuing construction and helping families.

Looking forward to 2023, our organization will be celebrating another monumental year – our 35th anniversary – and are embracing the theme “Building Sustainable Communities of Hope and Opportunity.”

Having hope breeds optimism. When people have an optimistic outlook, they’re able to dream and seek out life-changing opportunities. This is what our homes and mission does for families, and this is the change we want to bring about in the communities we serve.

With that being said, our commitment to families in need of affordable housing remains STRONG and we continue to search out the means to serve more families.

In order to serve more families and achieve these priorities, HFHNCC has sought out ways to build more efficiently,

which is why we’re raising funds for a framing warehouse and building a ten-home development in East Hartford – Burnside Hope. This planned development will feature all Zero Energy Ready Homes, which will be another first for our organization!

Thirty-five years is a long time for any organization. We’ve celebrated many milestones with you, and as we reflect on our journey, we realize that we wouldn’t be able to do any of this without the support from our Habitat community – our volunteers, staff, sponsors, and community partners.

Because of you and your faithfulness, HFHNCC continues to thrive – and we look forward to celebrating the impact we’ve made together over the past 35 years with you. We hope you can join us in June for our Anniversary Celebration or during one of our events throughout the year.



Sincerely,
Karraine Moody
Karraine Moody
Chief Executive Officer

2023 BOARD OF DIRECTORS

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BUILDING SUSTAINABLE COMMUNITIES WITH HOPE

UPCOMING EVENTS

Hope and Opportunity:
35th Anniversary and
Groundbreaking Celebration
Burnside Hope Development
June 15, 2023

Golf Tournament
Hartford Golf Club
July 31, 2023

Worthington Vineyard & Winery
359 Mountain Road Somers, Ct
August 19, 2023

ReStore Anniversary
October 2023

www.hfhncc.org
860-541-2208

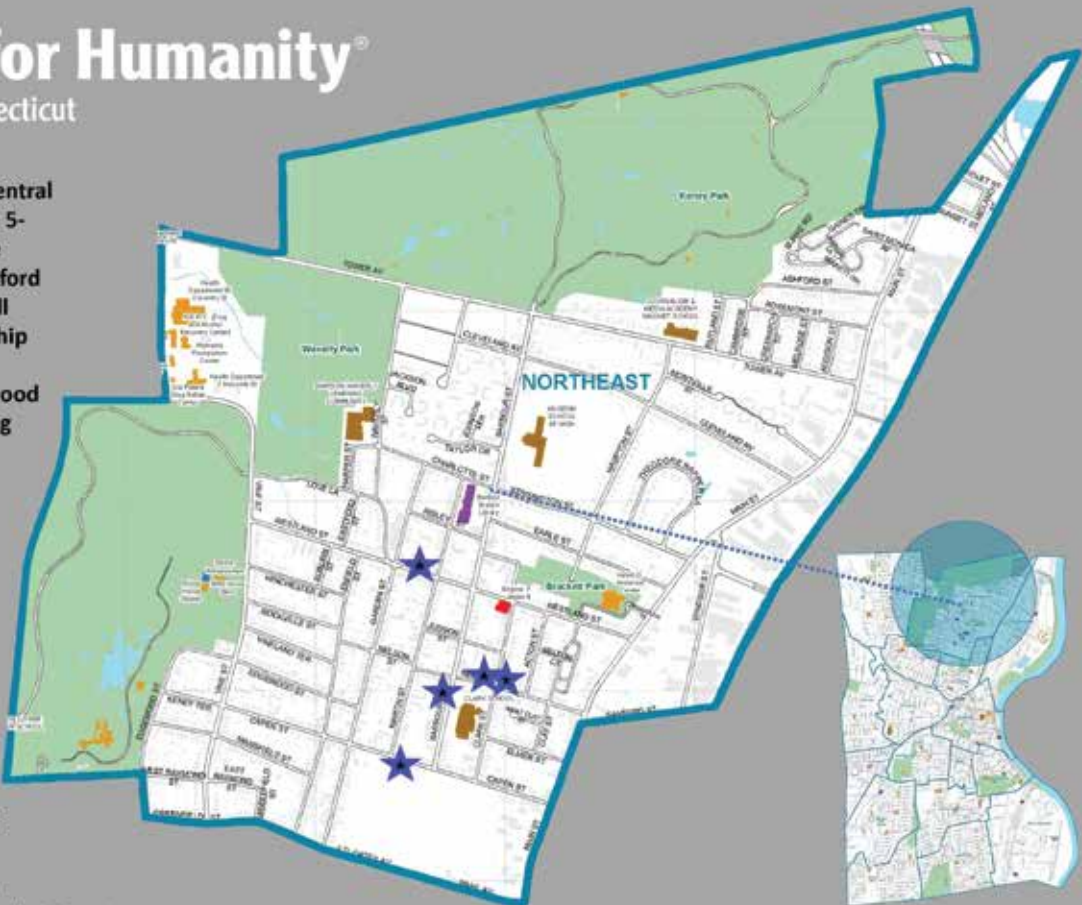
2023 BUILDING PROJECTS



Habitat for Humanity of North Central Connecticut will begin work on a 5-home construction project in the Northeast Neighborhood of Hartford in 2023. With this project, we will provide affordable homeownership opportunities to the Hartford community, and bring neighborhood revitalization to this once bustling business corridor.

These homes will be located on:

- Clark Street
- Nelson Street
- Barbour Street
- Capen Street
- Westland Street



Northeast Neighborhood - Hartford, CT

City of Hartford, CT

This Project Made Possible By:

The American Rescue Plan Act
The City of Hartford & Mayor Luke Bronin



BURNSIDE HOPE DEVELOPMENT EAST HARTFORD, CT



THE COMMUNITY

- 10 affordable, sustainable homes
- Shared recreation area
- Large community garden
- Fenced dog park

HOME FEATURES

- Year Built: 2025
- 4 Bedrooms
- 1.5 Bathrooms
- 1 Car attached garage
- High Performance, Zero Energy Ready Home with solar array
- Great location with access to public transportation

SAMPLE HOME DESIGN



FIRST FLOOR



SECOND FLOOR



SAMPLE HOME LAYOUT

SAMPLE HOME DESIGN



780 WINDSOR ST., HARTFORD, CT 06120 | (860) 541-2208 | WWW.HFHNCCT.ORG

GREEN AWARD/CONCRETE HOME: AWARD WINNING CONSTRUCTION



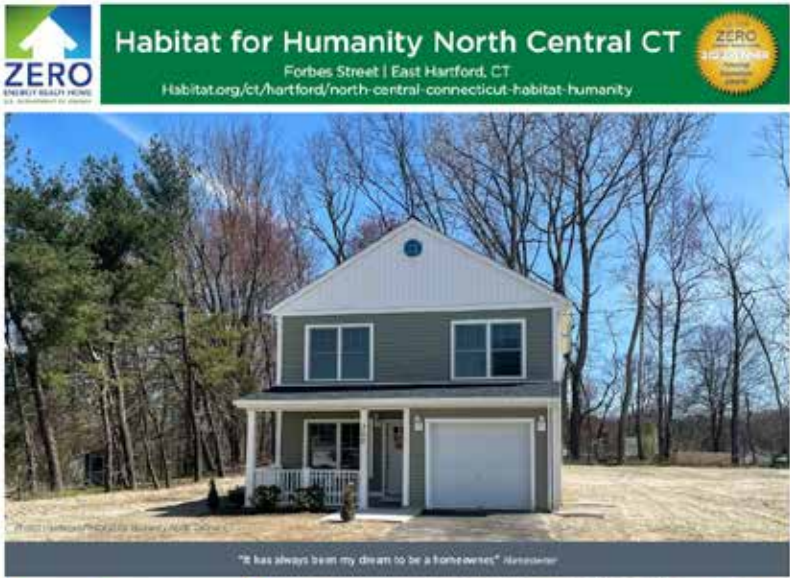
In 2019, Habitat for Humanity of North Central Connecticut (HFHNCC) made a commitment to sustainable homebuilding and set out to build the organization’s first Zero Energy Ready Home (ZERH). In June of that year, Habitat welcomed the Walton family to their new zero energy home on Roosevelt Avenue in Hartford. The home exceeded expectations winning the grand prize for the Department of Energy’s Housing Innovation Award and the CT Green Building Council’s Residential Award of Honor.

After such a successful build, Habitat NCC maintained the commitment to build ZERHs, which has positively impacted local homeowners and has allowed the organization to stand shoulder to shoulder with the nation’s best high performance home builders.

In September 2022, these efforts were recognized again when Habitat NCC brought home another Department of Energy Housing Innovation Award for affordable construction of 200 Forbes St in East Hartford. Then in December the CT Green Building Council bestowed upon Habitat the Equity Honor Award for construction of the affiliates second concrete home located at 132 Cleveland Avenue in Hartford.

Through a partnership with National Ready Mix Concrete Association and its “Build with Strength” program, the Cleveland Ave. home was built using donated Insulated Concrete Forms (ICFs) from Tremco/Nudura and concrete was donated by Tilcon. The house not only met the same Zero Energy Ready certification as 200 Forbes St, but thanks to its durable construction, it was also certified as a Fortified Gold home. This designation is the highest tier recognized by the Insurance Institute for Business & Home Safety, which certifies that the house was built to withstand hurricane force winds, torrential rains, and other extreme weather conditions. This level of certification often reduces insurance rates for the homeowner and provides a physically stronger home.

Together these two award winning homes highlight the type of construction Habitat NCC strives for every day.



VETERAN BUILD CAPITOL AVENUE PROJECT CLOSE-OUT: HISTORIC HOME REVITALIZED FOR VETERAN FAMILY

In 1890, a beautiful brick Victorian home was constructed at 315 Capitol Ave in Hartford. Over the past 132 years a lot has changed in the world including the surrounding community and maintenance of this once vibrant home. Left vacant and blighted, the home was purchased by Emanuel Lutheran Church in hopes of creating a welcome entrance to their ministry, but the historic nature of the home prevented demolition. That’s when Emanuel and the surrounding Frog Hollow community brainstormed how best to restore this historic home and decided to reach out to Habitat for help. “It presented a great opportunity for us all to partner together,” says Tracy Thomas, Family Services Director. “We get to revitalize this incredible home and support a family thanks to the involvement of the Frog Hollow community.”

After extensive planning, remediation work, and interior demolition of the old plaster, volunteer work could finally begin. Through the Summer and Fall of 2022, volunteers worked diligently reframing interior walls, supporting floor joists, installing windows, insulating, painting, and flooring in order to create a fresh modern interior. All the while contractors repaired and replaced the roof, repointed brick, installed all new electrical, plumbing, and heating throughout the home. “The exterior of the home maintains all its original charm, but inside you can enjoy modern day comforts,” says Len Turpin, Rehab Project Manager. “I’m really proud of the volunteers who made this all possible.”

By revitalizing this home, a first-time homeowner will now be able to be a part of the vibrant Frog Hollow community and own a piece of Hartford history.



Join us on March 30th for the home dedication.

THE FUTURE OF FRAMING: SUPPORT OUR CAMPAIGN FOR A FRAMING WAREHOUSE



Over the last four years, Habitat for Humanity North Central Connecticut has hosted its Annual Women Build

fundraiser in an indoor warehouse space allowing volunteers to prefabricate exterior walls for upcoming home builds. This decision proved beneficial by increasing production, engaging volunteers sooner in a project, and creating a more controlled, safe and comfortable working environment.

“It just makes sense,” says Kris McKelvie, Director of Construction. “Every Spring we break ground on new projects and lose valuable volunteer engagement time waiting for utilities to be connected and foundations to be installed & backfilled. By pre-building walls in a warehouse, we

can engage our volunteers safely while our contractors prepare the jobsite. Plus, if it’s a rainy day we don’t have to cancel.”

Habitat NCC would like to incorporate this building strategy into all its future new construction projects. but securing a warehouse of their own has been a challenge. In the past the affiliate has been able to negotiate short-term leases, but the current demand for warehouse space gives landlords the opportunity to require longer term leases at higher rates, which also means less opportunity to outright buy available spaces.

“Owning a warehouse space would allow us to engage more volunteers and save money. We can purchase and store materials during the ‘off-season’ when lumber prices drop,” says Tom McGowan, Site Supervisor, “it would be a game changer for us.”

 **Habitat for Humanity®**
North Central Connecticut

ReStore
www.hfhnc.org



SHOP THE STORE THAT BUILDS HOMES



**369 Talcottville Road
Vernon Rockville, CT 06066**

**500 Cottage Grove Road
Bloomfield, CT 06002**

YES, I want to help Habitat build homes and hope!

Enclosed is my tax-deductible gift of \$ _____

I wish to make a monthly contribution of \$ _____

My enclosed cheack is made payable to: **Habitat for Humanity North Central Connecticut**

To give online please visit www.hfhnc.org/donate-now/

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ E-mail _____

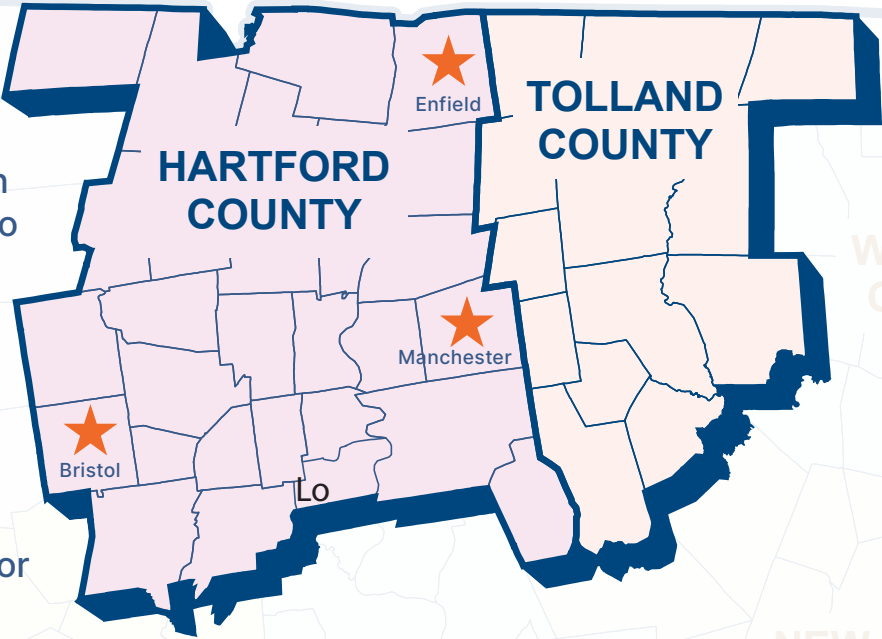
All contributions are tax deductible in accordance with IRS regulations

I am making my gift:

- ☐ In Honor of _____
- ☐ In Memory of _____
- ☐ My company will match my gift.
(form will be forwarded)
- ☐ I am interested in Volunteering.
- ☐ Please send me information about
Planned Giving.

FAMILY SERVICES

Ana Valentin, a single mother of two daughters, was working in administration for HHNCC when a coworker urged her to apply to the homeownership program. “I was too proud, and I didn’t want anyone thinking I was taking advantage of my employer,” she says. But she knew she needed to make a change when an eight-year-old child was caught in crossfire and tragically killed in her neighborhood. “It wasn’t what I wanted for my kids.”



Valentin applied to the program twice, but was turned down because her debt-to-income ratio was too high. “The third time I got in. No more debt, and I have been walking a straight line since,” she says.

Working full time and living in her mother’s basement apartment with her daughters, Valentin got through with the support of her Habitat family, particularly Steve Zwerling, her family partner. “He was a mentor and father figure to me.”

Since moving into her **Manchester** home in 2004, Valentin has earned her bachelor’s degree in communications from Eastern Connecticut State University and holds professional certificates from Yale, Harvard and Georgetown. Now, she is the chief membership & inclusion officer for Girl Scouts of Connecticut, the first Latina to hold the position.

“When we give to Habitat, it’s not just a donation, we are creating generational wealth and helping people leave a legacy for their kids,” says Ana Valentin. “Habitat changes lives.”



While **Kate and Robert Mailhoit**, own their own home, it wasn’t a source of pride for them. The older ranch-style house, purchased through a V.A. loan, had deteriorating shingles and insulation. “We were paying through the nose for heat,” says Kate, who is the full-time caregiver for her husband and son.

Robert, a highly-trained combat soldier, was seriously injured in Iraq at the age of 33 and is on full disability. Kate’s son has Angelman’s syndrome, a genetic disorder that causes intellectual disability. “My son needs an adult with him at all times,” says Kate.

Through Habitat’s **A Brush with Kindness program (ABWK)**, the family was able to put “a new skin” on their home. Home Depot donated the insulation and vinyl siding, and a low-interest loan covered the labor, says Kate. “The [ABWK] loan made it doable for us. It would have cost us more than \$10,000 to do this work.”

Now the Mailhoit’s home is not just cheaper to heat and cool, it “looks amazing,” says Kate. “The siding pulled the whole house together, and that makes my husband feel proud!”

Gladys Berry (Bristol) family, a Brush with Kindness program.

In 2020, Habitat for Humanity came to my home and helped me with a walk in shower with support bars. My late husband, Private Samuel O. Berry Sr. served in the US Army. We were married for more than 55 years. I am grateful for HHNCC because I am able to age in place and continue to have my independence.





Like Valentin, **Kimberly Velez** knew she needed to make a change. She and her son Akeem had been living in subsidized housing in East Hartford for nine years. “I was so tired of the noise and the smell of marijuana in the hallway,” she says. “My son wanted a backyard, and I wanted a home with a fireplace.”

In 2017, she applied and was accepted into the program. As a single mom with a full-time job, sometimes doing night shifts, she found it challenging to meet her volunteer hours. Fortunately, the Habitat staff helped her devise a workable plan to complete the program. “They were so encouraging,” she says.

In 2020, Velez’s dreams came true when she and her son moved into their **Manchester** home, complete with a fireplace and a backyard. Now, Akeem attends a technical high school, where he is studying to be an auto mechanic. And Velez, who has worked as a phlebotomist for the last four years, plans to start an

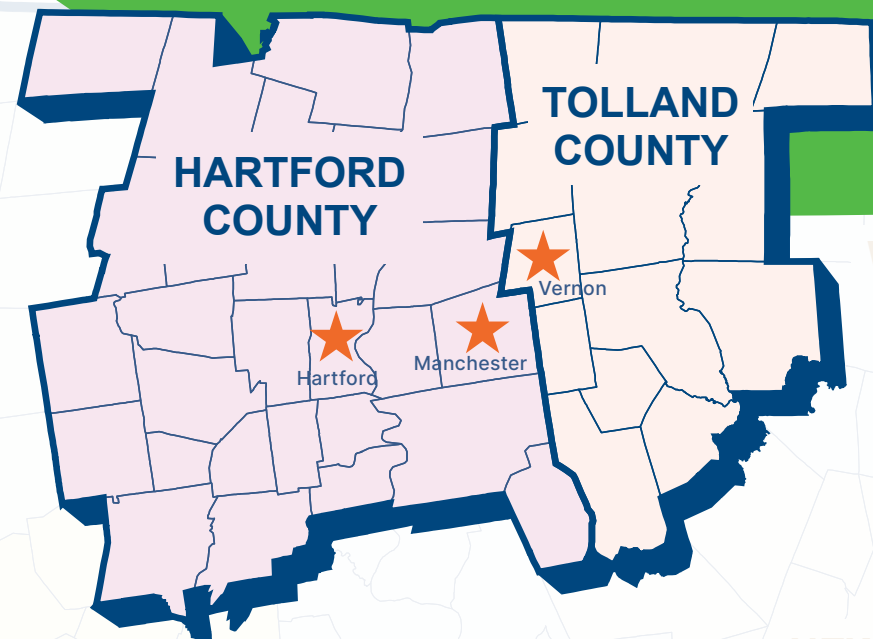
eyelash studio. “We don’t have to worry. We have a safety net. We’re building memories here,” she says.

I’ve been a part of **Hartford’s North End** community for over 20 years, and having a Habitat home was the best decision I have ever made. Habitat doesn’t just provide you with a home and then leave. They prepare you to be a homeowner with their financial classes and teach you how to make repairs by being involved in the construction process – and then they’re there for you after you move in.

Since I moved into my home, I’ve felt as if I was dreaming, but being a mortgage-free homeowner, this dream has become my reality. I can’t express how happy my family and I are. Thank You Habitat for making my first-time home owning experience so positive and enjoyable.



Madeline Hernandez



For 35 years, Habitat for Humanity of North Central Connecticut (HHNCC) has been helping to make home ownership a reality for area families. So, in celebration of this milestone, we spoke with eight Habitat families to learn how their lives have changed since partnering with Habitat for Humanity.

“I think it is the most incredible thing that people give of their free time to work on a house, which then gives others a path to success,” says **Kathie Aidukonis**.

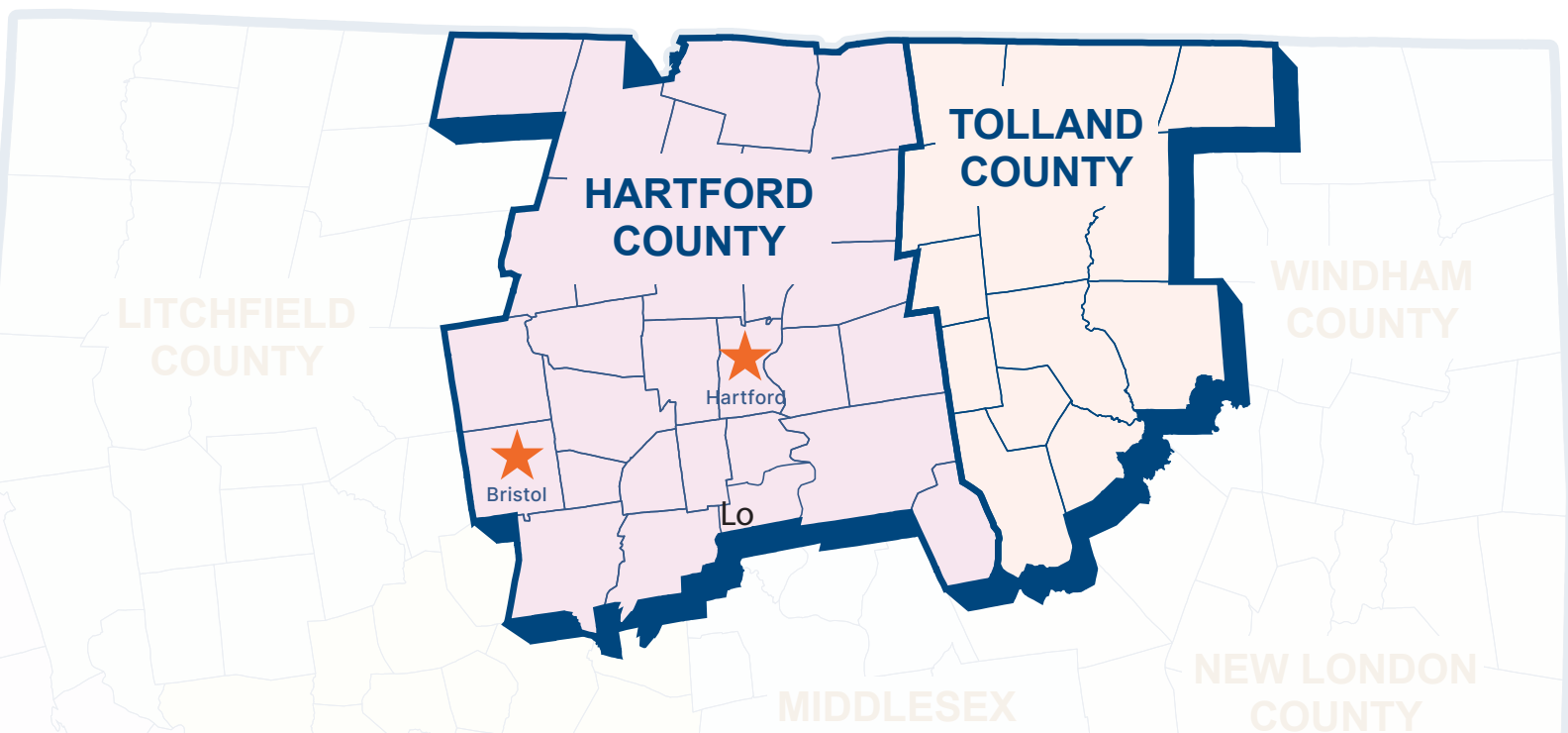
Twenty years ago, when divorce left her a single mom, Aidukonis thought she would never own a home. “All my money was going toward caring for my kids,” she says. But when her former father-in-law told her about a Habitat house in **Vernon** that his church was helping to build, she applied and was accepted.

A year later, she and her children, two girls and a boy, moved into the Vernon house.

“I was so relieved that I no longer needed to deal with landlords who didn’t care for their properties,” she says. As a renter, she had endured a broken furnace and a faulty window that let a raccoon into her attic. “The raccoon fell right through the ceiling!” she says.

A hairdresser for 30 years, Aidukonis has run her own salon since 2017. “Owning my own home definitely helped me to own my own business,” she says. “Safe, secure, affordable housing made all the difference.”





When they applied to Habitat's homeownership program, **Ronald and Donna Jennings** and their six children had been living in a too-small, rented home in a neighborhood that was fast becoming less and less family friendly. Ronald had recently returned to his work as an auto mechanic after suffering a traumatic brain injury.

"It was a tough time for us," says Donna, "but the Habitat staff got us through." During the process, the family enjoyed volunteering at Habitat's ReStore and at a dinosaur exposition in Hartford.

It's been seven years since the Jennings moved into their **Bristol** home. Their daughter now has her own room, and they have added several pets to the family, "something we could never do as renters," says Donna. Most importantly, they have pride in their home. "I love decorating and making my home my own, and Ron has his own shed and a fire pit for barbeques."



For **Thomas Norman**, a single father of three, self-doubt was the biggest barrier to owning a home. "I didn't think home ownership was a possibility for me." A database manager in the aerospace industry, Norman decided to apply to Habitat after seeing friends go through the process. "I was really impressed with the quality of their homes," he says.

Through classes, he learned to be more disciplined with his finances and also formed friendships with other families. "The camaraderie was the best part," he says. "We were all going through the same thing."

He even volunteered to help roof a house during a Habitat build. "I had never done roofing before." In 2014, Norman took ownership of a house in the **Hartford area**, ironically, the same house he had roofed. "It was definitely meant to be," he says. "I love telling people that I put the roof on my house myself."

Once he had his own home, things began to change for Norman. "After that first year, I had no doubts about myself," he says. "Home ownership empowered me. It gave me a sense of purpose, but more importantly, it has shown my kids that anything is possible."

OUR VOLUNTEERS



Elizabeth Kalfayan
Volunteer Services
Development VISTA
2022 - 2023

Hi, my name is Liz and I'm from Bristol, Connecticut.

I was instantly struck by Habitat for Humanity after going on a Collegiate Challenge Spring Break trip to North Carolina. After the week was over, I wanted to continue serving with the community and promoting the mission of HFH but was unable to do so in the same way because of COVID-19.

I've always been drawn to the sense of community that serving with others brings, either with Habitat or in general.

I'm really looking forward to working with all of the volunteers and serving with the community of Habitat for Humanity North Central Connecticut. I'm excited to learn all of the behind-the-scenes aspects of a non-profit organization as amazing as Habitat for Humanity.



Laurel & Bret Farrer

Habitat Ambassadors
Playhouse Ambassadors
Youth Conference Support
Habitat Site Hosts

We are a husband-and-wife team that feels passionate about the peace, joy, confidence, and patience that comes from living in a stable home environment. So, it has been our honor to volunteer for Habitat for Humanity for the past decade in various places that we've lived around the country to help create that foundation for others. Bret has a specialty in construction and crew leadership, while Laurel focuses on architecture, contracting, and design.



Susan Myers

ReStore Core Volunteer
Build Site Volunteer
Habitat Ambassador

My name is Susan Myers. My initial involvement with Habitat for Humanity was at build sites as part of my employers' team building activities. I loved being a part of building homes alongside homeowners.

My most recent involvement with Habitat for Humanity is at ReStore, in Bloomfield, CT. In June of 2020, I had just retired and I was dropping off some donations. I asked if any volunteers were needed. In a week's time, I was part of the ReStore volunteer team: cleaning furniture, organizing lightbulbs, testing lamps, etc. But, as I tell my family and friends, I'm in my "first retail gig" in selling the many/varied houseware donations that come to the store.

It's a pleasure to work with other volunteers and the great staff at ReStore. The fun of dancing to the music from a donated jukebox, to setting up dozens of donated Christmas trees in our ReStore "Winter Wonderland" are some of the great memories I've made during my volunteer time.

RETIREMENT PLANS?

Habitat for Humanity North Central Connecticut is dedicated to eliminating substandard housing locally and worldwide through constructing, rehabilitating, and preserving homes; by advocating for fair and just housing policies; and by providing training and access to resources to help families improve their shelter conditions.

Habitat for Humanity was founded on the conviction that every man, woman and child should have a simple, durable place to live in dignity and safety, and that decent shelter in decent communities should be a matter of conscience and action for all.

LOOKING FOR A MEANINGFUL AND ENGAGING WAY TO GIVE BACK TO YOUR COMMUNITY?

CONSTRUCTION

- Build Site Volunteer
- Construction Crew Leader

RESTORE

- Core Volunteer
- Appliance Repair Specialist

FAMILY SERVICES

- Family Partner
- Financial Freedom Facilitator

DEVELOPMENT

- Advocate
- Social Media Advocate
- Office Support Volunteer

JOIN OUR VOLUNTEER NETWORK AND MAKE AN IMPACT THROUGH YOUR RETIREMENT!

VOLUNTEER SERVICES

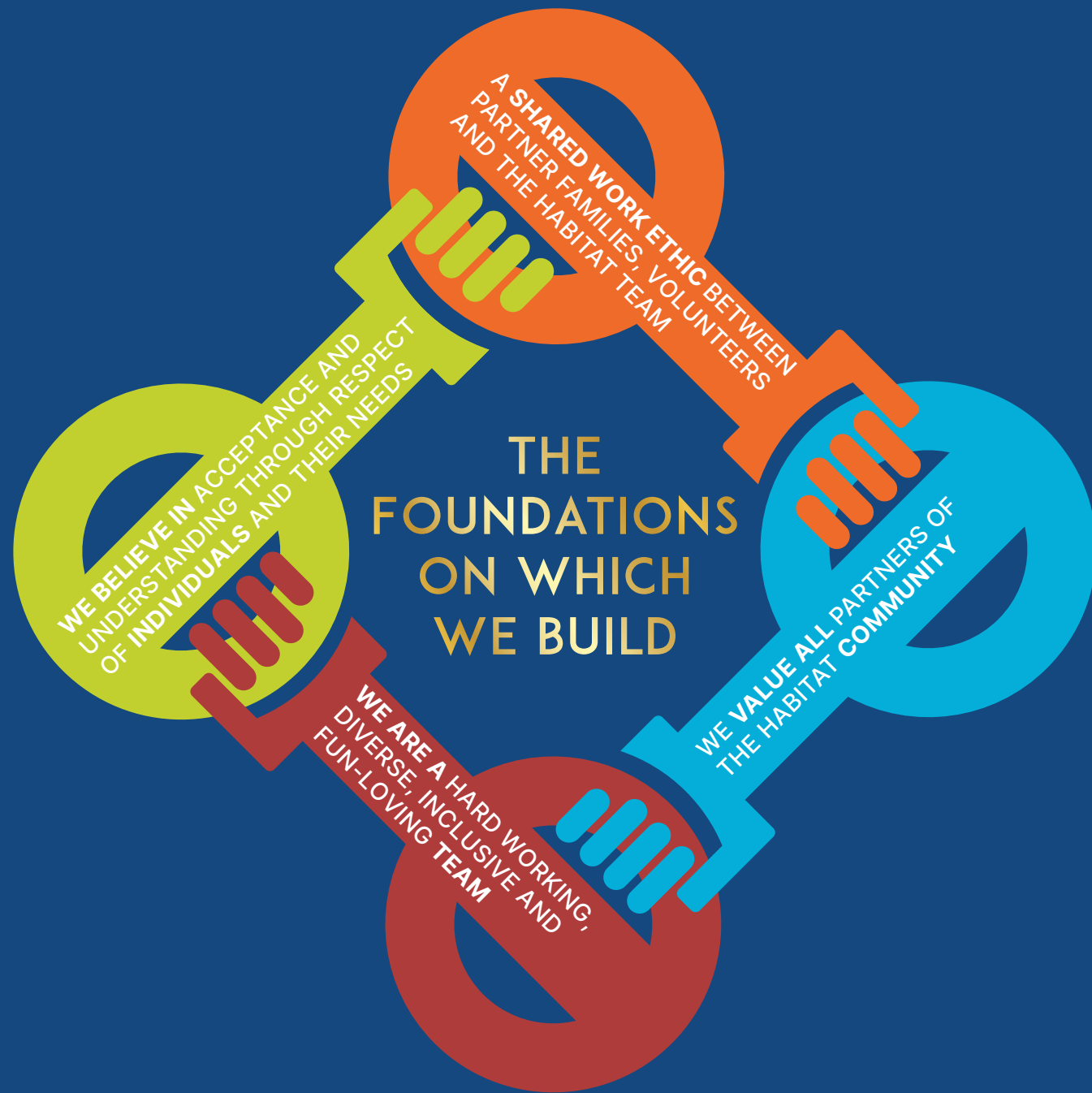
- Ambassador
- Site Host
- Youth Advocacy Support Volunteer
- Photographer/Videographer
- Snack Partner

READY TO GET STARTED?

Reach out to:

volunteer@hfhcncc.org

If you have a specialized skillset or particular interest, we would love to hear from you. We are committed to finding the best fit for you here at HFHNCC!



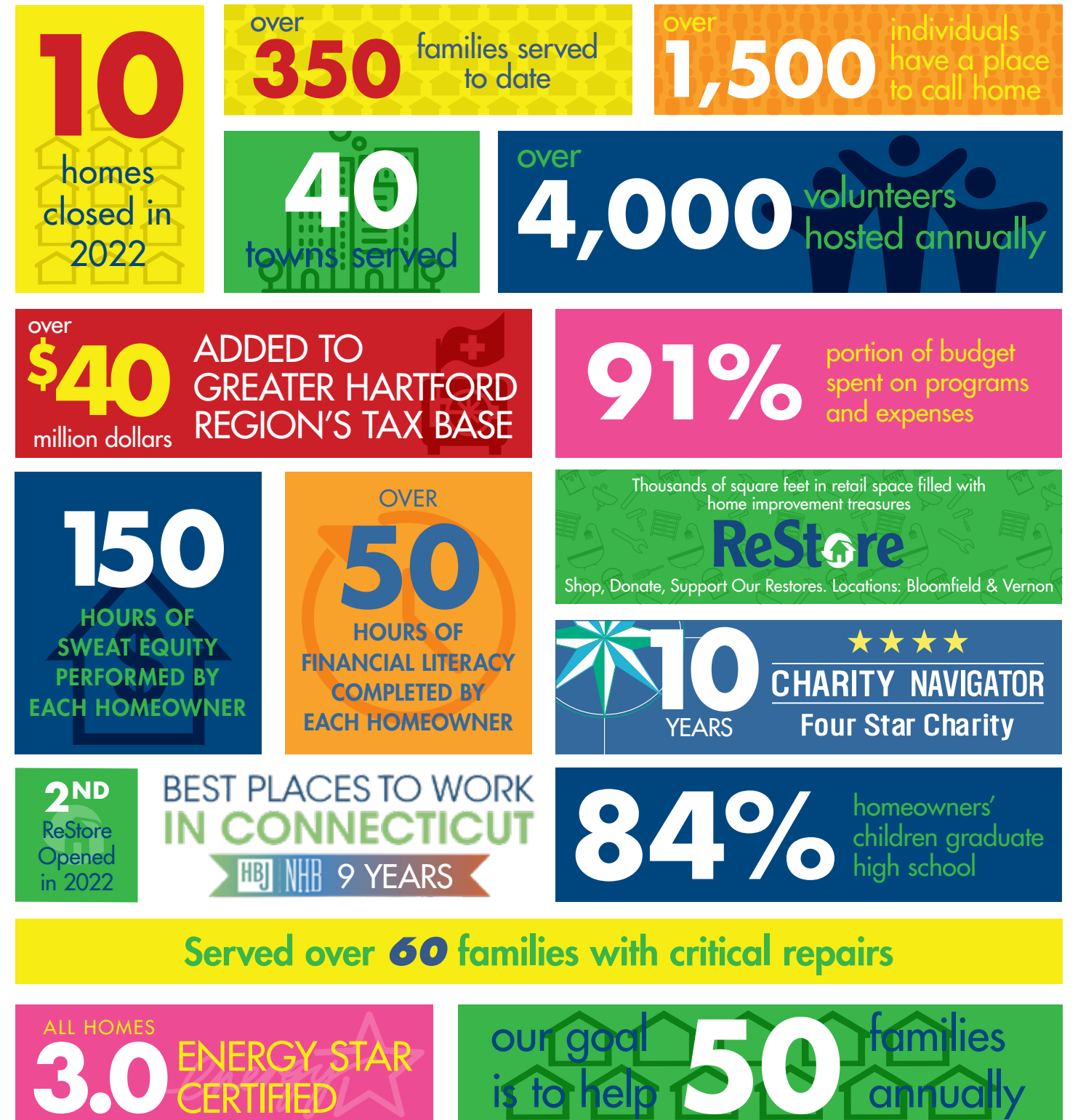
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OUR IMPACT

THANKS TO PARTNERS LIKE YOU

Creating a world where everyone has a safe, decent and affordable place to call home...





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