



Habitat for Humanity®

North Central Connecticut



BURNSIDE HOPE

A sustainable zero energy
community built with love
and sweat equity.



JANUARY 2024 NEWSLETTER

MESSAGE FROM OUR CEO

Dear Esteemed Habitat Family,

As we stand at the threshold of 2024, it's with immense joy that I share the remarkable journey Habitat for Humanity of North Central Connecticut (HFHNCC) embarked upon in the past years. Your unwavering support has propelled us into a year filled with exciting possibilities and growth.

In the past year, HFHNCC took a courageous leap of faith, and the stars aligned as our strategic initiatives unfolded seamlessly - Tolland County expansion, name change, and the unveiling of the Vernon ReStore. All this, while our construction efforts and support for families continued to flourish.

Reflecting on 2023, a momentous year that marked our 35th anniversary, we celebrated the transformative power of our theme, "Building Sustainable Communities of Hope and Opportunity." This optimism empowers individuals to dream and seize life-changing opportunities, mirroring the change we aspired to bring to the communities we served.

That's not all! In a moment of pride, we announce that HFHNCC was selected as the Grand Winner for the "Class is in Session" category for 132 Cleveland Ave, Hartford - our concrete home. This prestigious category awards builders who demonstrate and inform the building industry, home buyer, public, and local community about Zero Energy Ready homes.

Our commitment to providing affordable housing remains unwavering and resolute. In 2024, we're not just talking the talk; we're walking the walk! HFHNCC is actively exploring innovative approaches to build

more efficiently. Brace yourselves as we raise funds for a framing warehouse and embark on Burnside Hope, a ten-home development in East Hartford. What sets this apart? Every home will be a Zero Energy Ready Home, a groundbreaking milestone for our organization.

We recognize that none of our achievements would be possible without our Habitat community - our volunteers, staff, sponsors, community and faith partners, and donors. Your unwavering faithfulness has propelled HFHNCC forward, and we eagerly anticipate celebrating the impact we collectively made over the past 35 years.

Join us throughout 2024 for a series of events that promise excitement, impact, and community building. Together, let's continue to shape sustainable communities of hope and opportunity.

With boundless enthusiasm and gratitude,



Karraine Moody
CEO
Habitat for Humanity of North Central Connecticut



2024 BOARD OF DIRECTORS

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MESSAGE FROM OUR PRESIDENT

Happy New Year on behalf of the Habitat for Humanity North Central CT Board of Directors. We thank all our sponsors, volunteers, staff, and families for their tremendous support over the past year. Your contributions, financial or not, are the driving force that enables us to serve the Hartford and Tolland Counties.

The Board of Directors comprised of a diverse group of individuals from various backgrounds who are committed to Habitat's core mission of "Bringing people together to build homes, communities, and hope." Homes that not only bring communities and families together but turn dreams into reality. Habitat continues to provide "a hand up, not a handout," as previously stated by our CEO.

We look forward to another successful year of connecting with the community, spreading financial literacy, creating more homeownership opportunities, and we welcome your continued support in all our endeavors.

Crystal Floyd
President, Habitat for Humanity of North Central Connecticut



HOUSING INNOVATION AWARD



Every year the Department of Energy honors the very best home builders, who have used innovative approaches to achieve zero energy ready homes, at the Housing Innovation Awards. The 2023 Housing Innovation Awards were hosted at the EEBA High Performance Home Summit, October 10-12, in Salt Lake City, Utah. Diana Gasca was able to attend this event on behalf of HFHNCC. Habitat was awarded the Grand Winner for 'Class is in Session' – Awarded to the builder who demonstrates excellent use of building for educational outreach and to inform the building industry, the homebuyer, and the public and/or local community about DOE Zero Energy Ready Homes. This award highlighted our unique

concrete home built at 132 Cleveland Avenue. This unique home was created using insulated concrete forms allowing it to achieve high performance energy scores which saves the homeowner thousands of dollars in utility costs annually. The homes durable construction attained a Fortified Gold certification, granted by the Insurance Institute for Business and Home Safety, which recognizes homes that are built to withstand severe weather events. This project was made possible through generous donations, support, and guidance coordinated by the National Ready Mix Concrete Association and CT Concrete Promotion Council. Donations and expert guidance was provided by Nudura/Tremco Construction Products Group, Tilcon CT, American Concrete Pumping Company, and Northeast Foundation Coating.



 **Habitat for Humanity®**
North Central Connecticut

www.hfhncc.org
860-541-2208



Seeking to Serve



Families Annually



Diana Gasca is a project manager with Habitat for Humanity North Central CT (HFHNCC). After graduating from UCONN she became an Americorps member. Americorps is an independent agency of the US government that engages more than 5 million Americans in service through a variety of volunteer work. Diana completed a 10-month service term in the Pacific Coast region assisting with disaster relief, trail building, national park maintenance, and urban + rural development. She stayed on for a second 10-month service term working directly with HFHNCC as a construction crew leader. After a productive term of service, she was offered a staff position as a site supervisor and officially joined the Habitat team. Within 5-years Diana has led numerous home builds, become a Nudura trained ICF installer, a Certified Passive House Tradesperson, and was promoted to project manager. She led construction of the award-winning concrete home built at 132 Cleveland Avenue in 2022.



VOLUNTEER SPOTLIGHT

Having worked over 30 years for a large insurance company headquartered in Hartford, I have been involved with Habitat for Humanity going back to the early 1980s as a sponsor company's volunteer. When I retired in 2015 I signed up as Crew Leader. Being involved with the Habitat for Humanity mission has been very rewarding and gratifying.



I know owning a house that we build is said to be a "hand up not a hand out," but all the construction and financial education hours each homeowner puts in beforehand, makes for a 'strong hand up', leading to successful homeownership. The home Dedication Ceremonies get very emotional, long hours of construction work is all put in perspective when watching the families finally earn the opportunity to enter their own homes.

Giving back to those in need was a key value demonstrated by many relatives in my upbringing. Working as a Crew Lead and seeing so many volunteers sharing this same value, speaks well for a bright future for the Habitat for Humanity North Central Connecticut organization.

- Barry Kelley, Crew Leader

"The heart of a volunteer is never measured in size, but by the depth of the commitment to make a difference in the lives of others."

- DeAnn Hollis

As a crew leader in 2022, I had the privilege to be part of a unique and challenging rehabilitation of a historic house on Capitol Avenue in Hartford. So many great challenges and stories of success for all the volunteers. The excitement has carried over to 2023 with the Hartford 5 project. It has been a privilege to be involved as a volunteer and now crew leader. I am hopeful to keep learning and I am inspired by those around me.



- Steven Wygonowski, Crew Leader

As a retiree I'm fortunate enough to be able to volunteer a fair amount for Habitat as a crew leader, facilitating financial management workshops and playhouse builds. In addition to the satisfaction of helping a great organization, I've met some amazing people and developed friendships as we work on a common goal of homeownership for all. It's a great organization and mission and it's a privilege to be a part of it.



- Dennis Dell'Accio, Playhouse Ambassador, Financial Freedom Facilitator, Conference Support

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?

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

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

VOLUNTEER SERVICES

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

READY TO GET STARTED?

Reach out to:

volunteer@hfhccc.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!

MORTGAGE BURNING MOMENTS

KATHLEEN AIDUKONIS



This is a picture of myself, my three children, my son-in-law and four of my seven grandchildren. We celebrate almost every holiday in the home that Hartford Habitat for Humanity helped me build allowing me the opportunity to provide many memories to these people who are most dear to me. Home Sweet home my mortgage is paid off.

JANICE AND KERRY FOSTER



Habitat gave us a solid foundation as we began our homeownership journey. Their support and guidance not only helped us become homeowners but also business owners and giving back to the community. We closed on our home in 1988 and paid off our mortgage in 2015 .

EMILY RIVERA



Thank you Habitat for Humanity for making it possible for me to care for my aging parents and provide them with a great quality of life. Paying off our home was a great accomplishment. My dad always dreamed of owning a blue house, in partnership with Habitat I was able to make his dream come true. My dad passed away in October but I was able to share the great news with him in July when I completed the payments. He was

so happy and proud. Today my mom and I continue to create great memories in our home. We have stability and peace of mind. We have planted roots that will last for generations to come.

ROBIN ROY



I have been truly blessed! Thank you Lord and thank you Habitat. I can't believe it's been over twenty years mortgage paid off.

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.hfncc.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.

“

That is the heart and sould of the American dream, homeownership, the idea of being able to buy a house and start to build your family.

- Wendell Pierce

”

35TH ANNIVERSARY REFLECTION



Kathy Molloy, Founder and Principal of *ChangeWorks International*, joined Habitat for Humanity of North Central Connecticut, in 2001 and remained at the affiliate through 2004. She served as a

consultant to facilitate a strategy for enhanced capability, through a comprehensive approach to organizational design and development.

Molloy was brought in to help the organization grow from a Hartford-focused, single-house-at-a-time build model, to become a Block Builder; at 10-20 homes per year. This block builder goal would help the affiliate expand our program beyond Hartford city limits, to provide critical support to underserved populations throughout the suburbs of Greater Hartford.

In October of 2001, Molloy co-facilitated the first of two leadership retreats in partnership with Lenny Diamond, a Hartford Area consultant. Together, Molloy and Diamond guided leadership to create the bones of the strategic plan, and focused in on, “what will it take to make this work?”

In preparation for this retreat, Molloy collected data to identify areas for development and help address organizational dichotomies. The most profound dichotomy, that became a major theme of the retreat; building a plan for growth vs. keeping the heart of the community close.

“We don’t want growth to mean loss of heart; we want growth to mean an incorporation, retention, and growth of heart in the organization.”

Following the first retreat, Molloy supported leadership to elaborate on strategic planning goals. Identifying Executive Director selection as their first major goal; Molly developed a job description, competency model, and the behavioral interview process and training guide.

In October 2002, Molloy and Diamond co-facilitated a second leadership retreat to formalize the strategic plan. This retreat was the realization of a year of hard work for Molloy and the leadership team; coming together to close out that dichotomy, and outline a true path for organizational growth.

“The most rewarding moment, was seeing everyone come together and reach consensus on something – that’s what matters, that’s progress. That’s what allows the organization to change and grow in the right way.”

Following the second retreat, Molloy remained active as a consultant with the affiliate through 2004, supporting the creation of a detailed operating plan, and providing ongoing guidance on organization structure and design.

Looking back at our 35 years of operation, and the progress we have made since her time with us, Molloy was proud to see the well-structured, high-performing, cohesive team that HFHNCC is today. Looking to the future;

“I was very excited to see so much progress by the affiliate; excited to see the whole block being built, and impressed with the zero-energy-ready home development. I am a big believer in energy conservation, but that wasn’t anything anyone could even think about at the time. I think it’s really providing an opportunity for people to come together and advocate for environmental issues right here in their community.”



Richard Abrahams, owner and architect at, *Richard Abrahams Architects*, joined Habitat for Humanity of North Central Connecticut in 1988, and supported the

affiliate through 1998.

Abrahams designed, drafted, and physically built many homes throughout his tenure with the affiliate. Abrahams also served as the affiliate's very first Volunteer Coordinator, and helped to recruit and engage hundreds of volunteers through our initial stages of growth.

Working closely with affiliate founders, Bob & Marion Mayo and Steve & Pat Zwerling, Abrahams helped to conduct outreach and facilitated engagement opportunities for future volunteer stakeholders from all walks of life.

In the early 1990’s, Abrahams in partnership with a local Jewish Community Center, helped to create a formal organization, Habitat Haverim. Habitat Haverim continued to grow, and became a major volunteer project for the Jewish Federation of Greater Hartford. Abrahams was honored with an award, “For Outstanding Leadership,” through his development and work with this organization.

As an architect, and member of the building committee, Abrahams designed the site plans for many homes in Hartford; including our first duplex on Guilford Street, in 1995 and a rehab property on Pliny Street in 1997. Abrahams was the only member of the committee experienced with the planning and approval process, so he

diligently ensured all civil engineering elements, house plans, and inspections were approved.

As work began on these homes, Abrahams was there to support the volunteer teams as a site supervisor. Abrahams spent thousands of hours training and leading volunteers through every stage of the building process. Abrahams also took his practical experience even further and helped to create building process and maintenance manuals as reference guides for future volunteers and homeowners.

Abrahams reflected on his time with us and how we have continued to grow as an affiliate:

“It was a very important part of my life; we had a lot of fun, and built a lot of comradery. Seeing these designs come to life through volunteer support, and celebrating with the families as they moved into their homes was an incredible experience.”

“The organization has certainly evolved a lot; it’s really expanding. I have driven into Hartford, more recently in the North End, and there’s a huge transformation from what it was in the early 90’s. Blighted areas shrinking, and you’re seeing even more landscaped residential homes in the area – there’s definitely a big difference, and you can see that!”

Looking to the future, Abrahams reinforces:

“Continue with net-zero-energy and advanced building systems. To be building a 10-home residential community in East Hartford, zero-energy-ready, is light years ahead of where we were in 1990. In some ways, you can lead the community and nation by being there and achieving these goals. There aren’t too many communities that are like that, and to do that in East Hartford is truly an achievement and a great step forward.”

SPONSORSHIP OPPORTUNITIES FOR 2024

APRIL
Playhouse Build \$2,750
An on-site, team-building opportunity building and decorating children's playhouses that are donated to local families or community groups.

- Team Building Day for up to 6 People
- Team Photo



MAY
Women Build \$2,000
Habitat for Humanity North Central Connecticut's WOMEN BUILD program promotes the involvement of women in the construction industry. Women Build works to recruit, nurture, and train women to build and repair homes to help their fellow neighbors. WOMEN BUILD does not exclude men—it encourages women to become empowered to show what we can do when we build together!

- Team Building Day for 10 people
- Event and team photos



If you are interested in sponsoring a home, contact Suzanne Feola:
suzanne@hfhnc.org

JUNE - AUGUST
Corporate Build Days \$3,000
Give back with your colleagues through a team building experience.

- Team Building Day for up to 8 People on Habitat site
- Team Photo



SEPTEMBER
Build-a-Thon \$3,500
This blitz-build event is an opportunity for local corporate teams to build homes for those in need within their community.

- Team Building Day for up to 10 People on Habitat site
- 6 ft x 3 ft Company Signage on Build Site
- Lunch for all Volunteers



ANNUAL
Annual Charity Sticks for Bricks Golf Tournament starting at \$5,000
Who knew that a day on the green could build a house and hope! Sticks for Bricks gives you the opportunity to have a great day playing a game of golf while supporting our mission. All the funds from this tournament go directly into home building.

- Your logo on our website
- A round of golf for a team of four golfers
- Lunch, dinner, and beverages
- Event and team photos

PLAYHOUSE TEAM BUILDING DAY



In July our corporate partners at **Legrand** came together to build three playhouses for families in the Hartford Community. We had a wonderful day engaging with their staff who work within the manufacturing area. Under

regular circumstances their workers are not able to engage in community activity due to the different shifts they work in. However, because we had the day on their property Legrand was able to engage many more employees during this build with shift changes being incorporated in our plan.

At the conclusion of the day when the playhouses were completed the volunteers had the opportunity to meet the children and their families.

Contact Suzanne Feola (suzanne@hfhnc.org) to book your playhouse build in 2024.



TOLLAND COUNTY



Tolland County Bus Tour

2023 was a year of deepening relationships and exploring partnership possibilities in Tolland County. Our goal as we enter 2024 is to tell as many residents, organizations, businesses and communities of faith about HFNNCC and the power of partnership in making their communities stronger, together. Although the landscape of Tolland County might be different than the cityscape of Hartford, the need for affordable housing is the same. Our goal in 2024 is to

continue to build our relationships with these very special communities.

Our A Brush with Kindness program continues to gain momentum in Tolland County. The program, designed to help veterans and those who are disabled or have limited mobility saw completed projects and inquiries in several communities.

Being out in the community was and will continue to be a focus entering 2024. Our Habitat team was out touching nearly every corner of the region with information gatherings at places like Worthington Winery in Somers, Stafford Speedway in Stafford Springs, the 5A Baker Charity Horse Show in Ellington, and of course Playhouse builds scatter throughout the entire county.



A Brush with Kindness



Worthington Wine Event



**Helping the Elderly,
Disabled and Veterans**
Habitat's A Brush With Kindness program assists homeowners with external and internal repairs.
**Know someone in need?
Now Accepting Applications!**



WWW.HFHNCC.ORG

Contact Guirlene Morales:
guirlene@hfncc.org, 860-541-2208 x2213





ReStore
www.hfhnc.org



SHOP THE STORE THAT BUILDS HOMES



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

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

YOUTH ADVOCACY & ENGAGEMENT

With the expansion of our youth program in 2018, we were proud to invest in resources that would provide opportunities for our youth community to serve and learn with our affiliate. The goal for the expansion of the Youth Program is to instill a commitment to service and kindle a lifelong partnership with Habitat for Humanity.

The Youth Advocacy & Engagement Program was truly inspired by the Youth in our community. We receive many requests to engage children under the age of 16, who are not yet permitted to join us on a build-site; so we created unique programs that provide service learning opportunities for these eager volunteers, ages 5+.

Throughout our 5 years of program expansion, we have engaged over 300 youth supporters across 15 program events! Participants have helped us to raise funds, share our mission, build and decorate playhouses, paint community murals, create welcome gifts for our homeowners, and much more.

If you are looking to establish the foundations of service, philanthropy, and community development with the future leaders in your life, we encourage you to reach out and explore our programming!

Youth Ambassadors:
Ages 5+

Youth Advocacy & Engagement:
Ages 11 – 18

Campus Chapters & Clubs:
High School & Collegiate Level

Young Professionals Program:
Ages 21 – 35

Our annual Youth Advocacy & Engagement Conference will be hosted on Saturday, April 27th, 2024, and will welcome volunteers ages 11-18 to join us in Vernon and Hartford!

Please reach out to Liz Kalfayan at elizabeth@hfhnc.org to learn more about youth engagement opportunities, or to make a reservation at our next conference.





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

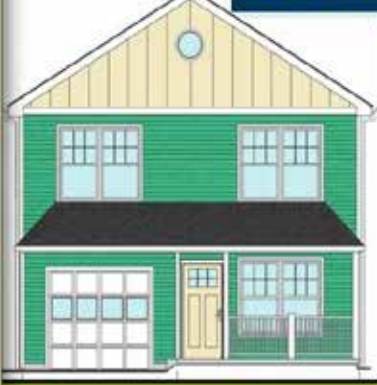


SECOND FLOOR



SAMPLE HOME LAYOUT

SAMPLE HOME DESIGN



THE FOUNDATIONS ON WHICH WE BUILD

A SHARED WORK ETHIC BETWEEN PARTNER FAMILIES, VOLUNTEERS AND THE HABITAT TEAM

WE BELIEVE IN ACCEPTANCE AND UNDERSTANDING THROUGH RESPECT OF INDIVIDUALS AND THEIR NEEDS

WE ARE A HARD WORKING, DIVERSE, INCLUSIVE AND FUN-LOVING TEAM

WE VALUE ALL PARTNERS OF THE HABITAT COMMUNITY



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2024

COME BUILD WITH US!



Habitat
for Humanity®

North Central Connecticut

"Building More Than a House"

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