

Dedication of 14 Stanley Street: Part of “Greening the Valley”

Joy and singing filled the living room of 14 Stanley Street in Amherst on May 8th as an overflow crowd of more than fifty guests celebrated the dedication of the third Habitat home to be built on land donated by Amherst College. The house will be occupied by the Lamberg family—mom Jan and daughters Claire (16 this summer), Carys (15 this summer), and Aarti (8.) The Lambergs will join Kathy Perry, Ashlee Cancio-Bello and their families as part of the thriving Stanley Street community. One more house remains to be built.

Sheila Klem, the Habitat family mentor for the Lambergs, was mistress of ceremonies for the event, which began with an invocation by the Rev. Peter Ives. An official welcome was tendered by Sandy Belden,



Folks getting ready to enter the third completed Stanley Street home for May 8th Dedication ceremony

President of PVHH. Walt Koehler spoke for the Amherst build team and described the construction of the house. Just like the other two Stanley Street homes, #14 features the latest energy efficiency: super insulation, a propane fired high efficiency Rinnai point source heating system, electric on-demand hot water, and photovoltaic panels on the roof to provide much of the electricity for the house.

At the conclusion of the event the traditional gifts were presented to the Lambergs and Jan gave a gracious and spirited response. The guests were then treated to refreshments.

Earlier in the day, the Stanley Street community was visited by people on a tour organized in conjunction with an exhibit called “Greening the Valley: Sustainable Architecture in the Pioneer Valley.” The exhibit is showing at the University Gallery of the UMass Fine Arts Center from February through May. It was quite an honor for Habitat’s homes to be included in this exhibit and tour, since it mostly focused on more luxurious buildings. (For a detailed description of the exhibit, see the March newsletter.)

—Leo Sartori



Peter Ives dedicates Habitat home

A Habitat Resale Benefits Everyone

“A Habitat house is a permanent asset, not a band-aid.” Yes, you’ve heard us say that. But the needs of families change over time and some folks move on, so what happens then? How does Habitat work to make sure that affordable housing remains if the original family leaves?

Pioneer Valley Habitat includes a right of “first refusal” in the deed at the time of sale, as well as income restrictions on resale. Habitat re-purchases the property, allowing the Habitat family to take with them the equity they have built up from their sweat equity efforts and from paying their 0% mortgage.

We then re-sell to income-eligible persons, with the resale restrictions included in the terms of re-sale. This keeps the homes permanently affordable. And no one can make a windfall profit on Habitat houses; the community investment made to create the Habitat home in the first place remains as embedded affordability for the long term.

Last month’s re-sale of a Habitat home was a genuine happy ending. Here’s the story:

James and Kelly Hall always knew that their dream

was to live in the country. They also knew that they had no way of getting there—or anywhere. They were living in cramped quarters with relatives and had a small child. Enter Habitat. Soon the Halls were earning sweat equity working on their new home—a condo in Greenfield. It was perfect in 2005 and they loved it. But by 2010, they had four boys and longed for room for them to run and explore and grow. There was no way that the condo could meet their changing needs. (This is one reason why PVH is moving away from the condo model.)

In spite of their love for their Habitat home, they began to look for a place in the country. They found it and were grateful to learn that the equity they had built in their Habitat home would make the move possible. Now they have room to roam, a large garden, thoughts of animals, and good memories of how Habitat provided the stepping-stone they needed.

There was an interesting side-effect to this story; PVH has been able to serve single, low-income individuals with the re-sales; it is a win-win-win (Habitat family-community-new homeowner).

—Doris McLeod

4th Annual Golf Tournament

Forty three avid golfers and Habitat supporters enjoyed a beautiful summer day at Wyckoff Country Club on June 21st, participating in Habitat’s fourth annual golf tournament. Golf was followed by a delicious banquet, a raffle, and tournament prizes with Mike Whitman’s team the winner.

The golf committee (Jeff Smith, Lyn Heady, Fran Mirkin, Lori Grover, and Bob Kupiec) worked hard to organize the event; their efforts paid off as over \$4000 was raised in support of Habitat’s programs.

Special thanks are due to Wyckoff for hosting the tournament and to the Log Cabin for catering the banquet, as well as to the major sponsors and tee sponsors. Special thanks also to the hole-in-one sponsors Teddy Bear Pools and the hole sitters, MJ Adams and Kathy Perry.

Next year’s event will take place in June 2011; stay tuned for the date announcement. Thanks to all who participated!



Florence Savings Bank Team led by golf tournament organizer Jeff Smith – Thank you Jeff!



Enjoying ourselves for a good cause!

A Visit with Pat Falvey

Pat's association with Pioneer Valley Habitat goes back almost to its beginning: when we were moving from one small office to another, having committee meetings in someone's living room, learning to raise money, having annual parties at the homes of our "pioneers" George Goodwin and Marjorie Lieneck. In the late 1990s Northampton's mayor began to sell us parcels of land for \$1 and the building program took off. Today's Habitat supporters don't recognize the names of our first homes because they were completed before we published newsletters or launched a website. Pat Falvey remembers them! During our interview he praised the "good simple design" of one story buildings like Cahillane Terrace in Northampton, Prospect Street in Orange, and West Pomeroy Lane in Amherst.



In Hampshire County Pat worked on Ryan Road and went "now and again" to the Westhampton Road complex of three homes—each one housing two families. These three took longer to complete than anything undertaken heretofore. Lately Pat has frequented Stanley Street in Amherst, first at Kathy Perry's dream home, later spending "a lot of time" on the Lamberg home. I told him how a builders' spokesman told the dedication guests that this ceremony was taking place three or four months earlier than anticipated—because of Pat Falvey's many hours of labor. That brought a smile.

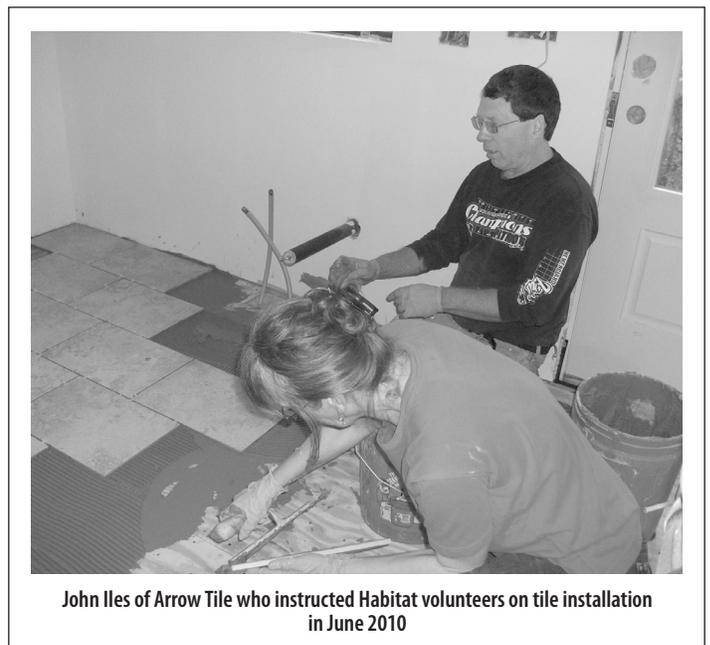
It was time to end the interview. Pat was standing near a ladder holding a bucket of tools. He was ready to do his share of the final chores needed for finishing a house—what is often called the "punch list." Pat urged me to say

Pat is a carpenter and I met him in the fall of 1999 when the two family Vernon Street-Forbes Avenue project was getting underway. The other day I learned that when Pat is working full time he comes to Habitat sites on Saturdays and does "demos" for the volunteers, showing them how to use tools and do tasks proposed by the site supervisor. When he has no job, which can happen in this tough economy, Pat joins the small group of professionals who work on a building during the week when no one else is around. During the May 8th dedication of the Lamberg home, I heard that members of the Amherst Building Team would be back on the following Tuesday, and this gave me a perfect opportunity to talk with Pat once again.

Tuesday at 8am I parked the car and saw a familiar figure, tall and slender, streaking toward house number 3—after a relaxing bike ride! Pat remembered me. We stayed outdoors on the deck in the bright sun, and I asked him some questions, for example did he prefer remodeling houses, like Vernon Street, or building new ones from the ground up. He's a man of few words but it was clear that Pat loves what he does and enjoys every aspect of construction. I'd brought a list of PVH builds, threw out some names, and asked Pat if he'd worked on those homes. It wasn't surprising that he'd been part of the team at Montague City Road in Greenfield and L Street in Turners Falls, Habitat's first contribution to Franklin County housing. After all, he lives in Greenfield.

hello to the men inside the house before leaving. He likes talking with them and listening to their various points of view. Before driving off, I said a brief hello to Walt Kohler, Charlie Klem of the Amherst Building Team—who were taking care of odds and ends indoors—and also to the construction supervisor Michael Broad. PVH has a wonderful building team!

—Patricia Weed



John Iles of Arrow Tile who instructed Habitat volunteers on tile installation in June 2010



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**Take a Hike
for Humanity**

**SAVE
THE
DATE!**

**Sunday, October 3rd
Youth Groups, Scouts,
Community Service**

See our website for details

**Join Habitat
as we dedicate
the first home
on Garfield Avenue
with the
Bowler-Santiago Family**

**Saturday, July 24th
at 11:00 am**

Women Build

The Pioneer Valley Habitat construction site at 2 Garfield Avenue in Northampton was humming with activity on May 8th, as an all-female group of enthusiastic volunteers took part in a work session held as part of Women's Build Week supported by Lowe's. Women's Build has now become an annual event. Seven volunteers were there, including two members of the families that will occupy the units, Iris Rosa and Kelly Bowler.

Under the expert supervision of Sadie Stull, a carpenter with fifteen years' experience, one group of volunteers worked on installing jamb extensions for the windows in one unit of the duplex under construction. In an adjoining room another group of volunteers learned how to install ceramic tile floors under the tutelage of John Iles, proprietor of Floors by John and a Habitat supporter of long

standing. Next door, in the other unit of the duplex, lumber was being cut for the window jamb extension project next door.

Thanks in part to the hard work of the women volunteers, good progress is reported on both units of the Garfield Avenue project. The sheet rock for one unit has already been installed; a certificate of occupancy is expected in June. The other unit is not far behind.



—Leo Sartori