



# Hearts & Homes



## Woodbourne - McCabe ON THE MOVE!

It was a sunny day in June when Mayor Catherine Pugh, community leaders and dozens of volunteers, family and friends gathered to welcome four new homeowners to the Woodbourne-McCabe community. In Alhambra Park, the centerpiece of the up-and-coming neighborhood, homeowners were presented with bibles and keys. Butch Darrell, a long-time volunteer with Church of the Good Shepherd, gave a heartfelt invocation, expressing gratitude for all of the hands that went into building the homes. Mayor Catherine Pugh followed, remarking on the transformation that is taking place in Woodbourne-McCabe and across Baltimore, thanks to Habitat homeowners.

Among those new homeowners was Madear Rheubottom (above), whose three young daughters presented flowers during the ceremony and then ran happily down the street to cut the ribbon on their new house. Looking fondly at them and the other children playing on the Alhambra Park playground, Madear said "I made the right choice. This is a good place for my daughters to grow up." *(continued on page 3)*

**Get a first-hand look at this Baltimore City neighborhood on the rise!**

# Board of Directors

Kim Sherman, Chair  
Gregory Lechner, Vice Chair  
Joe Noone, Treasurer  
David A. Miller, Secretary  
Robert Altieri  
John Bond  
J. Michael Brennan  
Steve Buck  
Arnold Carter  
Mark D. Case  
Bernice Coles  
Karen Forbes  
Michael Gross  
Roderick Hairston  
Edward Haladay, AIA  
Lyn Harper  
Edwin Howe, III, PE  
Owen Rouse  
Jake Ruppert  
Stephanie Shack

# Executive Staff

Mike Posko,  
Chief Executive Officer

Steve Bolton,  
Chief Operating Officer

Candice Van Scoy,  
Chief Financial Officer

Gregg Mitchell,  
Chief Development Officer



## Letter from the CEO

What does Habitat for Humanity do? It's not a question I hear often. Habitat is one of the most recognizable charities on the planet, with a glowing reputation for building homes for families in need. Yet, I worry that while many people know our name and may have even volunteered with us, they don't know the full extent of our work.

Habitat is a very unique - and challenging - model. It takes immense coordination to align fundraising, design and permitting, volunteers, skilled trades and family matching for a single house - nevertheless the 25+ we are actively working on at any given time. It all starts with assessing building opportunities, including the need in particular communities, costs to acquire property, other developments underway, and appeal for families. We strive to have all pieces of the puzzle line up so that families are not waiting for homes and homes are not built without a family matched. Of course, for any of this to work, we need funds - an average of \$175,000 per house from start to finish.

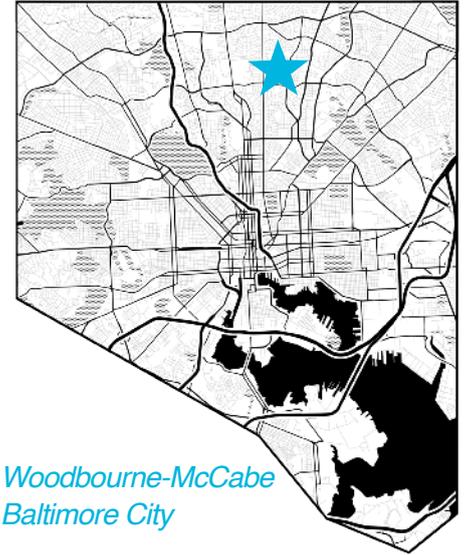
Is it worth it? We think so. Our mission statement says we "bring people together to build homes, communities and hope." Building homes is the most visible part of our mission, but it's not the only thing we do. We are simultaneously building (or rebuilding) communities, meeting with residents, leveraging investments from public and private partners and ultimately raising property values, which helps to attract more families and businesses long-term.

And, we are building hope - for a family, a community and society itself. If thousands of people and partners can align to achieve the herculean task of completing a Habitat home, what else can't we do?

A handwritten signature in black ink, appearing to read "Mike".

Mike Posko  
Chief Executive Officer

# 🏠 On the Move (cont'd)



Woodbourne-McCabe  
Baltimore City

As guests mingled in the park, enjoying celebratory cupcakes and music, it was hard to believe that not long ago more than half of the homes in Woodbourne-McCabe were vacant - ravaged by decades of gang violence. The turnaround began in 2010, when the City's Vacants to Values program launched and 5 abandoned structures were demolished. Habitat Chesapeake immediately became a strong partner, committing to rebuilding 20+ homes and working with community leaders and other key stakeholders, like Loyola University to activate green spaces, engage young people and attract private investment. To date, thanks to generous grants from the State Department of Housing & Community Development, Wells Fargo, the Episcopal Coalition of Churches and Uptown Metro Presbyterian Coalition, we have renovated 14 beautiful homes and demolished several unsafe structures.

With these investments and a growing number of dedicated, long-term homeowners, Woodbourne-McCabe's stock is definitely rising. Home values - which are still highly affordable - have quadrupled in the past year alone! We have no doubt that given the beautiful, kid-friendly park, walkable routes to schools and easy access to businesses and public transportation on the York Road Corridor, Woodbourne-McCabe will be a great place for Madear's children and many others to grow up.

Cover: Front, top left: New homes in Woodbourne-McCabe; bottom left: Outreach Coordinator Nina Anderson hugs Madear at settlement; center: Madear and daughters pose with Mayor Pugh; top right: the playground in Alhambra Park; bottom right: The girls cut the ribbon on their new home. Above: Construction is underway on 10 more homes.

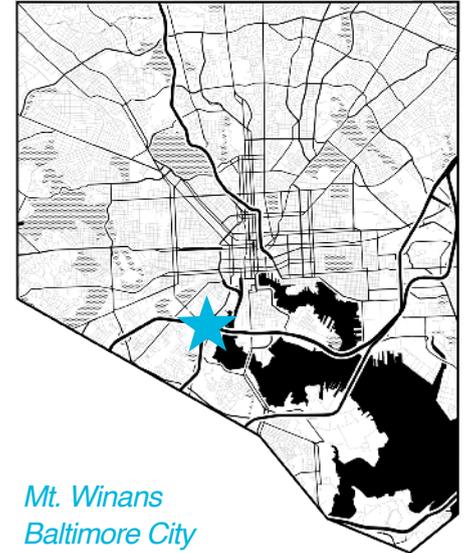
**OUR IMPACT  
in McCabe**

  
**14**  
**NEW HOMEOWNERS**

  
**7**  
**MORE HOMES TO COME**

  
**400%**  
**INCREASE IN  
HOME VALUES**

# NEXT STOP: MT. WINANS!



Mt. Winans  
Baltimore City

From left to right: Foundations and framing were underway in March. By May, all 9 units were ready for insulation and drywall; A map of Baltimore shows Mt. Winans in the southeast, between I-95 and 295 and adjacent to Port Covington.

Mt. Winans is a quiet, historically African-American community in South Baltimore that was founded by a B & O Railroad magnate and later became home to Negro Baseball League Hall of Famer Leon Day. On the eastern edge lies Mt. Auburn Cemetery, where former NAACP president Lillie May Carroll Jackson and other prominent African-American leaders are interred. Beyond its deep history, Mt. Winans has a lot to offer. There is green space in every direction, a school and playground in walking distance and access to major thoroughfares like I-95 and 295 minutes away. It's also one of six neighborhoods set to receive millions of dollars for new and improved amenities like recreation centers, athletic fields and more as part of the redevelopment of Port Covington.

All of this makes it the perfect setting for Habitat Chesapeake's latest project - 9 brand-new townhomes on Huron St. The project was in the planning stages for several years as we successfully lobbied alongside community leaders to have an abandoned school building and dilapidated public housing demolished. Simultaneously, organizations like Parks & People Foundation renovated the local playground and installed green infrastructure features to manage stormwater flow.

## MT. WINANS At-A-Glance



390

HOUSEHOLDS

48% OWNER-OCCUPIED

\$35,000

AVERAGE  
MEDIAN INCOME



9

HABITAT HOMES  
UNDER CONSTRUCTION



## Sponsor Spotlight:

# WELLS FARGO

*Wells Fargo has been an enthusiastic Habitat for Humanity of the Chesapeake supporter for nearly 13 years. That support was on full display at this year's Women Build Week - where more than 40 female associates came ready to work with a generous \$15,000 check in-hand!*

*Over the years, Wells Fargo has given over \$750,000 to Habitat Chesapeake projects and sent hundreds of employees to job sites!*



Above: Director of Volunteers, Matt Metzger, assigns Women Build Week participants to various units.

With much progress already made and strong partnerships in place, construction officially kicked off in March. Among the first volunteers on site were 150 female executives participating in Women Build Week - a nationwide campaign that engages women in affordable housing issues. The event was poignant, since 80% of Habitat Chesapeake homeowners are women and many have young daughters.

Thanks to generous support from Women Build sponsors like Wells Fargo and Harkins Builders, nine more families will have decent affordable homes in a neighborhood with a very bright future!



## Thank You Women Build Partners and Sponsors!



## HabiCorps Spotlight: Meet Simeon



*“I never saw myself doing trades as a career... Now I like working with my hands and seeing a task transform from nothing, to something. It feels like victory every time we finish a project.”*

-Simeon Ainsworth, HabiCorps Trainee

In a few short weeks Simeon Ainsworth will celebrate successfully completing HabiCorps, Habitat Chesapeake’s 10.5 month-long construction training program. He credits his involvement to the Project JumpStart program, a 14-week introduction to construction trades that’s operated by Jobs Opportunities Task Force and Associated Builders & Contractors.

Approximately 25% of Project JumpStart graduates are unable to find adequate employment post-program and that’s where HabiCorps comes in. Needing more time to perfect his skills and unsure of what type of construction work he wanted to pursue long-term, Simeon applied to find “more than just a job, a career.”

In HabiCorps, Simeon and his peers have spent the last 9 months learning how to build porches, decks and exterior walls; install windows and doors; hang drywall, tile and many other tricks of the trade!

Just weeks away from graduation, Simeon is excited to begin an apprenticeship, confident that he has a successful career ahead. I’m really looking forward to starting my career, being financially stable, and pursuing my next major goal of purchasing a house for my family.”

## Beyond The Build

It takes more than building skills to succeed in the highly competitive construction industry. Thankfully, one of the global leaders in recruiting and staffing, Aerotek, is based right here in Maryland and has been working with HabiCorps trainees to write their resumes and prepare for interviews. In addition to their generous in-kind services, Aerotek recently donated \$55,000 to support program costs like staff salaries, transportation to-and-from worksites and trainee tools and uniforms. We could not be more grateful for their support!



**Thank You, Aerotek!**

## ♥ Coming Home: 35 Years of Hope!

Our 35th Anniversary celebration kicked off on June 22 with a reception hosted by the Cornerstone Society - a group of individual donors who generously give \$1,000 or more each year. Guests enjoyed cocktails and hors d'oeuvres before a ceremony that honored our homeowners and vital, long-term donors and partners. Stay tuned for more birthday celebrations in the coming year!



*Thank you for  
35 years of homes,  
communities & hope!*



## 🏠 A Little Goes A Long Way



Zack Gwiazda (left, with brother Alex) has been an avid Habitat supporter for the past two years, selling greeting cards and trading acts of kindness for donations from family and friends because he “wants everyone to have a home.” Thank you for helping many families toward a brighter future, Zack. You’re an inspiration!

## 2017 Partners of the Year

**Individual Supporter**  
Steve Buck

**Corporate Supporter**  
Wells Fargo

**Foundation Supporter**  
Orokawa Foundation

**Individual Volunteer**  
Kathy Hermann

**Group Volunteer**  
Northrop Grumman

**Faith Partner**  
Episcopal Coalition

**Community Partner**  
Project JumpStart

**Youth Partner**  
Park School

**In Kind Supporter**  
Harkins Builders

**Government Partners**  
Governor Larry Hogan  
DHCD Secretary Kenneth Holt  
Mayor Catherine Pugh  
BHCD Commissioner  
Michael Braverman

**Legacy Partners**  
Allan Tibbels  
Bank of America  
Bert Hash  
Paul's Place  
Stanley Black & Decker

# ReStore Volunteer Spotlight: Meet Margie



It's hard work keeping our six ReStores open and ready for business seven days a week, but fortunately we have a lot of help. Working alongside our store managers and staff are dedicated volunteers who generously give their time to greet customers, answer questions, price and place products on the floor, and repair items when necessary.

One such volunteer is Baltimore resident Margie Dorsey who has been on the team at our Dundalk ReStore for the past three months. Like many of our volunteers, Margie loves that Restores bring in a wide range of customers, so she's meeting new and different people every day. More than anything, though, she's there for the cause, showing up three times a week for 4 - 7 hours at a time to help ReStores raise money to build more homes! Thanks to Margie and other dedicated volunteers, we are able to put the maximum amount of ReStore's profits toward our mission. Last year alone, ReStores generated \$3.6 million to to build homes, communities and hope!

*"I'm here for the people and the cause."*

If you enjoy meeting new people, or have special skills to share, like furniture refinishing or repair, consider joining our ReStore team! We have a wide range of opportunities - from greeting customers, to assisting our drivers with donation pick-ups, to leading do-it-yourself workshops. Call 443-297-5226 or email us at [volunteer@chesapeakestore.org](mailto:volunteer@chesapeakestore.org) to learn how you can help at the store that builds homes!

## WE NEED YOU!

### VOLUNTEER



We are on the look-out for ReStore volunteers to greet customers, assist pick-up drivers, lead DIY workshops and more! Call 443-297-5226 to learn more about all of our opportunities and upcoming orientations.

### DONATE



The average Habitat house costs \$175,000 to build from start to finish. You can help by donating boxes of nails, roof shingles, faucets and more at [habitatchesapeake.org/donate/ways-to-give/vitual-toolbox](http://habitatchesapeake.org/donate/ways-to-give/vitual-toolbox)

### LEAVE A LEGACY



Where there's a will, there's a way to help families achieve the dream of homeownership. Call Gregg Mitchell, Chief Development Officer at 410-366-1250 to explore legacy giving options.

**Habitat for Humanity of the Chesapeake**  
3741 Commerce Drive, Suite 309, Baltimore, MD 21227  
410-366-1250 [www.habitatchesapeake.org](http://www.habitatchesapeake.org)