



HACbeat

A NEWSLETTER OF HOUSING ASSISTANCE CORPORATION

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DECEMBER 1, 2010

Curio's First Visitors Get a Peek at the Future

HAC staff members and supporters celebrated on Nov. 17 during a ribbon-cutting ceremony for Curio House, the first residence at HAC's innovative Community Green development in Sandwich.

"This is a dream come true to see our vision come to life," said Curio House project director and construction manager Michelle Stadelman, who was a Boston Architectural College student when the house was designed.

Curio House is the product of Team Boston, students representing Boston Architectural College and Tufts University, which competed in the 2009 Solar Decathlon, an international competition run by the Department of Energy in Washington, D.C., for ultra-green houses. After the decathlon, Curio House was carried to Cape Cod on three tractor trailers and placed in a warehouse to await reconstruction. On Sept. 28 Curio House, was taken out of storage and trucked to the Community Green site in Sandwich.



Tom Howes, Jeff Stein, Rick Presbrey and Antje Danielson cut the ribbon at Curio House.

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Bachelorette Runner-up Signs On for Telethon

One of America's most famous bachelors will be a celebrity co-host for this year's NOAH telethon. Chris Lambton of Dennis was one of 25 men vying for the heart of bachelorette Ali Fedotowsky on the sixth season of the ABC reality show "The Bachelorette." The favorite of many viewers, Lambton was the runner-up.

Lambton will join returning celebrity co-hosts Mindy Todd, host of "The Point" on WCAI; Paul Pronovost, editor of the Cape Cod Times; and Suzanne Toniare, a DJ on WGTX (Dunes 102). The telethon will be shown Capewide on cable access channels 13 and 17 from 4 to 9 p.m. Dec. 15.

The NOAH Advisory Committee, composed of local business and civic leaders, has been meeting since last summer to strategize ways to help clients achieve housing more quickly. Funds raised by the telethon will be used to reduce the homeless population by providing wraparound



TV star Chris Lambton will co-host the NOAH Telethon.

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Building a community where everyone has a safe, stable and decent place to live

New PR Director Tells HAC's "Incredible Story"

Julie Wake has joined HAC as the director of marketing and public relations.

"The interview committee was tremendously impressed by Julie's experience, energy and enthusiasm," said HAC CEO Rick Presbrey. "She will do a great job of making the community more aware of the wide range of HAC's accomplishments."



Wake has worked as a marketing specialist at YMCA Cape Cod and the Barnstable Senior Center. Before that she worked in the corporate sector as a marketing manager for high-tech companies in Hyannis and San Francisco. She brings with her a wealth of expertise in communications strategy, web site design and management, events coordination and product rebranding.

Wake received a bachelor's of fine arts in architectural design from the Massachusetts College of Art and Design.

At HAC, Wake will be responsible for designing and executing the agency's communications and public relations strategic plan. The position involves community, media and political outreach. Wake will lead the communications and PR department, and work closely with other HAC senior managers and the board of directors.

"I'm thrilled to be joining Housing Assistance Corporation," Wake said. "What an incredible story HAC has to tell! Since leaving the corporate world, my goal has been to work for an organization with a sense of purpose and to do work I can be proud of. I'm so fortunate to find this opportunity in my own community."

Wake lives in Centerville with her husband and their daughter.

Holiday Celebrations for a New Homeowner – With Help From HAC

It was two days before Thanksgiving and after a hectic week, Iris Klarer took a few minutes to relax.

"I'm sitting in my new living room, looking out at the sky," she said. "It's the best feeling in the world. It's fabulous to wake up in my own home."

Working with Gael Kelleher, director of real estate for HAC's Cape Community Real Estate division, Klarer bought a home in South Dennis the Friday before Thanksgiving.

The Community Preservation Committee in Dennis wanted to create some affordable units in the town, Kelleher said. With Community Preservation Act funding and funding from the Affordable Housing Trust in Dennis and the Barnstable County HOME Consortium, CCRE purchased two houses in Dennis at market price.

"We use the town and county money to 'buy down' the price, so we can sell it at an affordable price," said Kelleher.

"The house is deed-restricted, so it will be offered to another income-eligible buyer when Iris sells the house," said Kelleher. "This house is forever affordable."

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Iris Klarer was all smiles when she purchased a home in South Dennis.

Editorial

A Section 8 Primer

by Rick Presbrey



The “Section 8” program is a nationwide, congressionally funded program that provides help paying the rent each month for thousands of Americans. The program was created during the Nixon administration and has been the cornerstone of our national housing policy for the poor ever since.

Under the program, people in need apply and receive a voucher when they reach the top of the waiting list. When an applicant comes to the top of the chronological list, he or she submits income information to determine eligibility and then attends a briefing on how the program works prior to receiving the voucher. The voucher holder searches for a suitable rental unit and then submits information about the unit to the local Section 8 managing agency, which on the Cape could be HAC or one of the many local housing authorities participating in the program. The agency then inspects the unit and determines a monthly rent value, and, if the property owner agrees, comes to an agreement on a lease between the tenant and owner and a contract between the owner and the agency.

On the Cape there are approximately 2,000 Section 8 leases in place with 811 held by HAC. HAC is one of eight nonprofit organizations across the state that manage Section 8s through the state housing agency, the Department of Housing and Community Development, which receives the funds directly from a federal agency, the Department of Housing and Urban Development. The statewide network that we are a part of has about 19,000 units under lease, with well over half in the Boston and Springfield metro areas.

Under the program, a household pays 30 percent of its adjusted gross income toward rent and the agency pays the rest.

On the Cape, in HAC’s program, 12 percent of those receiving monthly rent help are elderly, 41 percent are non-elderly and disabled, and 49 percent are families. Of the families, two-thirds have employment income. The statewide numbers are not significantly different. The mean gross income of the households with employment income statewide is \$22,000 per year. The mean gross income of the total population receiving income under the program is \$15,000 per year (for HAC’s Section 8 clients, it’s \$14,456 for an average household size of just under two). The median amount of time on the program for families is a little over eight years.

Our surveys of HAC’s population indicate a high level of satisfaction with the program, with clients citing improved mental and physical health, improved family relationships and increased educational achievement.

Those getting help through Section 8 are in the vast majority of cases very poor by today’s standards. The monthly help received helps take housing off the table as an issue, leaving more money for other necessities and more time to worry about other things.

The number of households helped with Section 8 has not increased significantly in the past 20 years or so. New households are helped with “turnover” vouchers resulting from people leaving the program. Plans are in the works to provide incentives to get off the program sooner, so that those in need now are more likely to get help. HAC is working on this effort.

Section 8 has always been a cornerstone of what we do. The program makes a huge difference in people’s lives and does not require that new units be built. Stabilizing housing is essential to the development of everyone’s human potential. We often take Section 8 for granted here at HAC, but the reality is that it is an essential resource for our community and for the individual households receiving assistance.

Curio - Continued from page 1

“No one will ever mistake this for an ordinary house,” said Rick Presbrey, CEO and president of Housing Assistance Corporation. “Indeed, with huge floor-to-ceiling windows and 28 photovoltaic solar panels, it’s not a classic Cape.”

The 650 square feet of living space include an entryway, a bathroom, and a combined studio of a kitchen, living space and bedroom. The photovoltaic solar panels use micro-inverters to allow the homeowner flexibility in repairing, replacing, modifying and expanding the system. A solar thermal water system provides the home’s hot water, even in winter.

Curio House features heat glass technology that captures low-angle winter sun energy and then disperses it, even at night, to cut down on heating costs. Exterior roller shades and an overhang on the south-facing roof block summer sun to keep the house cool. Large windows reduce need for electric lights and make the home feel bigger. A monitoring system tracks energy use in real time.

“We’re all really happy that this house has a purpose,” said Antje Danielson, administrative director of the Tufts Institute of the Environment. “This is one of the few houses from the Solar Decathlon competition – it might be the only one – that lives on beyond the competition in a useful capacity.”

“Boston Architectural College is committed to the future, which is what this house represents, and not just an abstract future, but the real future of people here in Massachusetts, said Jeff Stein dean of BAC. “Our partnership with Housing Assistance Corporation has really made that commitment happen on the ground.”

The first residents of Curio House will be Becca Wolfson, who works for AmeriCorps Cape Cod, and Billy Traverse, a network administrator for Barnstable County. They will serve as caretakers for Community Green when they move in this winter.

“The wave of the future is sustainable building, and I’m glad to see that Housing Assistance Corporation is leading the way in this community,” said Jack Delaney, president of the HAC board of directors. “I’m very proud of the management team, the development team, the architectural team and the building team.”



Curio’s capabilities

- a zero-net-energy house (doesn’t use any energy off the grid)
- the exterior is western red cedar, a sustainable wood product
- radiant heating system powered by solar thermal panels
- appliances are Energy Star rated
- solar panels supply hot water
- rainwater is collected from and can be used for watering plants

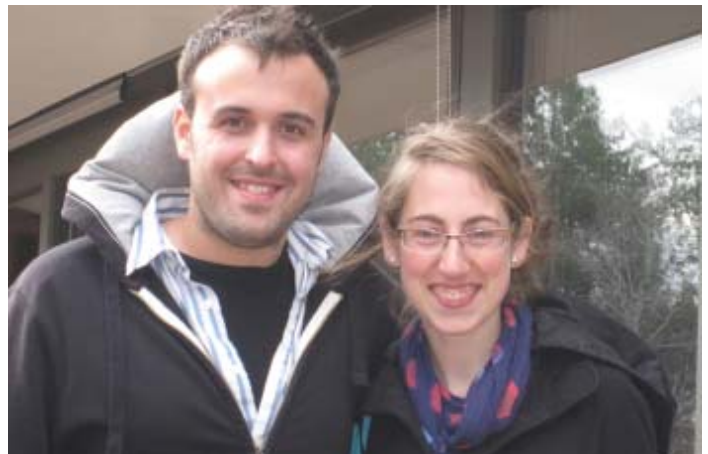
“This is one of what will be five houses that try to advance the art of creating energy-efficient and low-carbon footprint houses,” said Presbrey. “The second one is being designed by Boston Architectural College students. The next house will be for a family with kids.”

Presbrey gave thanks to the students who designed Curio House; the engineering firm Horsley and Witten; Neal Pratt, former chairman of the Community Green Advisory Committee; and the Valle Group, which oversaw Curio’s reconstruction;

“The Valle Group really bought into the concept of creating a dramatically energy-efficient house that is going to be used for educational purpose,” said Presbrey. “It’s going to have people living in it and it’s probably going

to cause us some trouble, figuring out all the complicated systems, but that’s part of getting into this business of providing lower-cost housing. This house is going to dramatically lower the cost of utilities to virtually zero. We need to work on that for our clients, who need low-cost energy and aren’t going to get it without the collective efforts of a lot of people. We’re not going to shy away from taking that on.”

In addition to the energy-efficient Curio House, the Community Green will include 57 rental apartments, four other single-family homes and an Enterprise Center that will serve formerly homeless and lower-income people in a green environment. There will be job training and employment opportunities in agriculture, culinary arts and clean energy.



Billy Traverse and Becca Wolfson will be Curio’s first tenants.

Steady Growth at Community Green Farm

The creation of Community Green Farm is slowly moving forward. Over the summer one and a half acres of forested land was cleared and some cover crops were planted. Those crops were tilled in, and a new winter cover crop is now gracing the field with a green haze. A local horse farm is donating its castoffs for our large scale compost pile. Come spring we will incorporate the compost into the soil, and our first crop of vegetables and fruits will be planted.

Also in the spring we will be eagerly awaiting the arrival of our first batch of laying hens, which will reside in the mobile chicken coop, built last spring by volunteers. Looking after the chickens and the overall project area will be our caretakers, who will take up residence in the Curio House this winter.

It's an exciting time of year on the farm, as we reflect on the previous growing season and plan for the next. Over the summer we grew organic veggies in some of the community garden plots at Community Green and provided weekly deliveries to three of our family shelters, Carriage House, Angel House and The Village at Cataumet. Not only did it help to defray some of the costs at the shelter, but also along the way we learned a tremendous amount about the soil and are using that knowledge to plan for the coming year.

Because we will be farming a much, much bigger area in the coming year, there are many things that we need in order to expand our capacity.

Donations (cash or in kind) are needed for seeds, plants, hand tools, an irrigation system, fencing, a tiller and a pickup truck (we're looking for something used that could haul produce to and from the farmers market). For more information, contact agriculture manager Kristie Kapp at kkapp@haconcapecod.org or 508-778-7535.



Free Energy Audits for All

Housing Assistance Corporation is promoting an effort to make homes more energy efficient. Through grant funds from Mass Save, participants **receive free energy audits**. Energy audits identify weatherization recommendations, such as air sealing and insulation. They provide information to help you save money on your electric and home heating expenses.

This program is open to all residents of Cape Cod. Continuing on the mission of going green, HAC employees will be signing up for audits and making their own homes energy efficient.

Learn how you can save money and reduce your carbon footprint. Contact Alison L'Heureux at 508-771-5400, ext. 289, for more information about this program.



Got Yarn?

Did you buy too much yarn for your last hand-knit sweater? HAC will gratefully accept donations of new or unused skeins of yarn. HAC Board member Ann Lyles and her knitting group will use the yarn to knit sweaters, slippers, hats, mittens and other items as holiday gifts for residents at HAC's family shelters. Donations may be dropped off at the reception desk at HAC's main office, 460 West Main St., Hyannis.

300 Motorcycle Riders Give Santa a Hand

The first Sunday in November is always a little different in North Falmouth. Most fall weekends can be pretty quiet in that part of the Cape, but things shift into a different gear – a louder one – when the Sunday after Halloween arrives.

That's the day of the annual Chris Wetherbee Memorial Toy Run. This year there were about 210 motorcycles and 300 riders involved, according to organizer Joe Wetherbee of the Pocasset Chapter of the Harley Owners Group. Santa Claus was on the lead motorcycle of the procession, with a truck filled with toys at the end.

The toy run started 21 years ago, but 11 years ago it was named in honor of Joe Wetherbee's late wife.

Riders start at the Buzzards Bay Eagles Hall in Bourne. When they arrive at Carriage House, a family shelter operated by HAC, the riders unload the toys, passing them from hand-to-hand in a "toy assembly line," creating a mountain of toys inside.

The toys will brighten the holidays of children at HAC's three family shelters (Carriage House, Angel House and The Village at Cataumet), as well as the children of some recent family shelter guests. In addition to hundreds of toys, the bikers donated \$2,100.

Why does Wetherbee keep organizing the ride? "It's the love of the event," he said. "The bike community is a strong family. They're very supportive of each other and of different causes – and kids are right at the top of that."



Organizer Joe Wetherbee presented Carriage House facility director Tisha Childs with a donation of \$2,100.

"The sentiment and the gifts are so appreciated," said HAC CEO Rick Presbrey, while presenting Wetherbee with a certificate of honor.

After unloading the toys, riders enjoyed a hearty lunch. Our thanks go to the following local businesses that contributed to the lunch: Seafood Sam's, Sea Crest, West Falmouth Market, Uncle Bill's, Shaw's, Jack in the Beanstalk, Roche Brothers, Windfall Market, Mahoney's and Pondscapes.



Santa was the leader of the pack when 300 motorcyclists arrived at Carriage House.



Hundreds of toys were delivered hand-to-hand in a "toy assembly line."

New Home - continued from pg. 2

When houses are added to CCRE's inventory of affordable homes, Kelleher goes through a "ready-to-buy" list. Buyers must be pre-approved for a mortgage and have income of 80 percent or less than the area median.

Klarer works as a case manager for the mentally ill at South Shore Mental Health, and Dennis is included in her service area.

"I took the first-time homebuyer class years ago, but lenders were offering balloon loans," she said. "I knew I wouldn't have enough money when the rates went up, so I gave up on it."

She had lived in a rental in Eastham for five years when the owner decided to sell, so she started looking again into the possibility of buying. She took HAC's first-time buyer course again and applied for an USDA Rural Housing loan.

"I found some places that were nice, but for the amount of money they were asking, I wasn't getting what I wanted," she said.

Then she looked at one of the two "buy down" houses available in Dennis.

"I liked a lot of things, starting with the price. There's a fireplace, a deck in the backyard and a nice kitchen with a new dishwasher and new countertops," Klarer said. Best of all, by buying an affordable home through Cape Community Real Estate, Klarer's mortgage payment is lower than her previous rent.

"I appreciate the fact that I could get a house at a price I could afford," said Klarer. "It's a big deal."

The house has three bedrooms, so she'll have plenty of room when a friend comes for Christmas and her daughter arrives for a New Year's Day celebration.

Klarer was still getting in settled as Thanksgiving approached. "I'm walking around the house, thinking 'I'm going to put this here and this over there.' It's an enormous amount of excitement," she said.

Visit haconcapecod.org



Find out about upcoming workshops and lotteries. Learn about HAC programs, find rental listings, see how we are making news, donate online, and see a listing of upcoming events. You are just a click away!

Upcoming HAC Workshops

All classes are held in Conference Room A at Housing Assistance Corporation, 460 West Main St., Hyannis.

Homebuyer Education (four sessions; 6-9 p.m.); meets Jan. 4, 11, 18 and 25.

Opening the Door (choosing between renting and owning) (one session; 6-9 p.m.); meets Jan. 6.

Rebuild Your Credit (one session; 6-9 p.m.); meets Jan. 20.

Be a Smart Tenant (one session, 6-9 p.m.); meets Feb. 1.

Home Forever (three sessions, 6-8:30 p.m.); meets Feb. 3, 8 and 10.

Financial Literacy (three sessions; 6-9 p.m.); meets March 3, 10 and 17.

For information on all courses, contact Cheryl Kramer at 508-771-5400, ext. 287, or ckramer@haconcapecod.org. For a full list of 2011 courses and links to workshop applications, visit www.haconcapecod.org/Workshops.htm.

Telethon - Continued from page 1

services, including specialized employment and housing services and transitional housing for workers.

This year an extra hour has been added to the telethon, allowing more time for local musicians to showcase their talents and help HAC reach the fundraising goal for the NOAH Center.

Volunteers are still needed for the event, as we hope to have 150 PALs (Phone Attendant Liaisons). PALs call family members and friends during a half-hour shift, with a goal of raising \$540. That amount covers the costs of assisting one person for one night per month for a year.

"The breadth of participation is impressive – from the co-hosts and local entertainers willing to give their time and talents to those who are PALs letting friends and family know that we're here to help those in need," said telethon host Rick Brigham.

The telethon can be seen on cable-access stations from Bourne to Provincetown and will be streamed live at www.capemedia.org. Tune in and lend your support to Cape Cod's only emergency shelter for homeless individuals.

Salon Owner and Clients Offer a Gift of Warmth

Muriel Underhill grew up in Ireland, raised by a single mother. Her family received help from others. To this day, she's grateful for the support her family received – and is happy she can now give back to those in need.

Underhill, who owns The Hair Company on Main Street in Chatham, organized a blanket donation event for homeless shelters on Cape Cod. Gently used blankets were brought to her hair salon in November. The salon collected dozens of blankets that will be brought to shelters.

“The blanket drive is very easy to put together, and the community loves to help,” Underhill said. When she brings the donated items to the shelters, she takes her children along because “it is a great lesson and makes you not take things for granted.”

It is very important especially during winter months that shelters have a stock of supplies such as blankets. After their stay at the shelter, people have few basic necessities. They are able to take the blankets with them when they move out. “We want people to have essentials when they leave shelter, and this time of year blankets are especially important,” said Allison Rice, Vice President of Program Operations. “We appreciate that the community sees a need and extends kindness to their neighbors”



Two employees of The Hair Company in Chatham show some of the blankets and pillows their clients donated to HAC.

HAC is in need of gently used, clean blankets. Of those collected, by The Hair Company, a portion went to the NOAH Center

and the rest will be distributed to HAC's family shelters. If you have blankets to donate, bring them to the NOAH Center, 77 Winter Street, Hyannis, but please call 508-778-5255 first.

Underhill has organized sock drives for the shelters in the past. Last year when she brought the donated socks to the shelter she asked if there were any other items of need. That's how she found out about the need for blankets.

The Hair Company is running another sock drive this year through Christmas. The salon takes monetary donations and then purchases socks at Ocean State Job Lot and brings them to the shelters. Underhill has also given back by providing hair cuts to folks staying in shelters.

Collectible Beads Help HAC



The pineapple is the traditional symbol of hospitality and home. That's why a shade of beautiful golden yellow was chosen for a hand-blown glass

bead created by Snow's Home and Garden of Orleans as a fundraiser for Housing Assistance Corporation.

“Snow's believes in giving back to the community,” said Snow's events coordinator Mary Lou Foley. “We're happy to contribute to HAC's work in helping others to secure homes that are safe, stable and healthy.”

Each bead sells for \$27.99, with \$10 of each sale donated to HAC. The beads are exclusively designed and available only at Snow's.

The HAC bead is part of the My Cape/My Town series of collectible beads. Other organizations that will receive donations from the sale of their own special benefit bead include the Lower Cape Outreach Council, Dream Day of Cape Cod, the Nauset public schools and Hospice.

The beads can be worn on silver cuffs or serpentine chains. The beads also fit on Pandora, Troll and other collectible bead bracelets.

The beads are available through July at Snow's Home and Garden, 22 Main Street, Orleans (508-255-0158).

Chorale and Cavalcade to Raise Funds for NOAH

Two December concerts will give music lovers a chance to support the NOAH Center.

The Chatham Chorale will perform **Handel's "Messiah"** at 8 p.m. Dec. 10 at the First Congregational Church of Chatham, 650 Main St., Chatham. Members of the public who wish to join the Chorale onstage should arrive at 6 p.m. for rehearsal.

The Chatham Chorale has performed "Messiah" for more than 25 years as a fundraiser for HAC. Singers will be asked to contribute \$5, and audience members will be encouraged to make a free-will donation. For more information about the concert or the Chatham Chorale, visit www.chathamchorale.org or call 508-556-2707.

The Annual **Cape Cod Christmas Cavalcade for the Homeless** kicks off at 7 p.m. Dec. 12 at the Jailhouse Tavern, 28 West Road, Orleans. Performers will include the Chandler Travis Philharmonic, the Ticks, Toast & Jam, the Shook Famby Singers, Sarah Swain, the Rip-It-Ups, the Catbirds, Crabgrass, Fred Fried, the Flakes, Rock King, Steven Russell and others. The suggested donation is \$20.



Dinty Child, Chandler Travis and Fred Boak perform at the 2009 Cavalcade.

Leave a Legacy

If you are looking for a way to leave a lasting impact on your community after your death, please consider a bequest to Housing Assistance Corporation. Your bequest will enable HAC to continue its vital work, ensuring that all Cape Codders have decent, stable housing in which to grow and prosper.

You can make your gift to HAC through a will or trust, allowing assets to be distributed in the indicated proportions. There are several options available, and your estate planner can help you determine the best vehicle for your circumstances.

If you have already included HAC in your will, please let us know. We would like to include you in our Planned Giving Society. For more information, please contact Margaret Benaka at 508-771-5400, ext. 272.

HAC Giving Societies

Visionary Society	\$10,000 or more
Lighthouse Society	\$5,000 - \$9,999
Schooner Society	\$2,500-\$4,999
Oyster Society	\$1,000-\$2,499
Beach Glass Society	\$500-\$999
Beetle Cat Society	\$250-\$499
Starfish Society	All donors



7th Annual NOAH Telethon

*December 15, 2010
4 p.m. to 9 p.m.*

On Cable Access Channels from
Bourne to Provincetown
and streamed live at
www.capemedia.org

For details visit:
www.noahtelethon.org
or contact Rick Brigham at 508-364-7590
or rbrigham@haconcapecod.org

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A NEWSLETTER OF



**HOUSING
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2010 EVENTS

DECEMBER 10

Chatham Chorale Messiah

6 p.m. for sign-up and rehearsal. First Congregational Church of Chatham, 650 Main Street. \$5 for singers.

DECEMBER 12

Christmas Cavalcade

7 p.m. Jailhouse Tavern, 28 West Road, Orleans. \$20 suggested donation.

DECEMBER 15

7th Annual NOAH Telethon

4 p.m. until 9 p.m., on cable-access channels from Bourne to Provincetown. For more information, visit www.noahtelethon.org or contact Rick Brigham at 508-364-7590 or rbrigham@haconcapecod.org.

For a complete list of upcoming events, please visit
www.haconcapecod.org.

HACbeat

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