

HOME.

Issue 1 • 2016



Clark Howard handing keys to a new homeowner.

Photo: Juan Miret

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Dear Friends,

It's hard to believe another fiscal year has concluded, and what a year it was! Throughout this newsletter we will share how our new approach to reclaiming and restoring some of Tulsa's most under-resourced communities is beginning to take shape.

Why is Tulsa Habitat for Humanity making these changes?

Our goal is to help our homeowners currently living on the margins to climb the socioeconomic ladder. With this in mind, we knew we needed to lock arms with other like-minded partners and examine how our piece fits in the puzzle.

Creating a pathway to homeownership is a powerful tool in changing the trajectory of a family's future, but a home in and of itself is only part of the solution. In order for a new home to truly help stabilize the lives of our homeowners, we need to address the community in which the home is being built.

Low crime rates, good neighborhood schools, access to quality healthcare, area businesses and access to fresh and healthy food are all important components of a thriving neighborhood. We're excited about the work being done in Kendall-Whittier and are proud to play a part in it.

As you can see, we've been very busy, but we are still capable of so much more. Our work at Tulsa Habitat is all possible because of you—our sponsors, supporters and volunteers. Over the next couple of years, we intend to increase the number of families placed in homes to between 40 and 50. We hope you'll continue partnering with us!

With gratitude,

Cameron Walker
Executive Director



Tulsa
Habitat
for Humanity®



The Carpenters Club is a group of loyal supporters committed to partnering with Tulsa Habitat for Humanity throughout the year by making a monthly contribution. A monthly gift provides a reliable stream of support vital to building homes, communities and hope in Tulsa.

Joining the Carpenters Club is easy. Through credit card billing, Tulsa Habitat for Humanity processes your card each month saving time and money. You'll also receive an end-of-year, consolidated giving statement. Carpenters Club members will receive many benefits, including behind-the-scenes updates, exclusive deals at the ReStore and invitations to our home dedications ceremonies to celebrate and meet Tulsa Habitat for Humanity homeowners.

To sign up or learn more, contact Krisann Diaz at kdiaz@tulсахabitat.org or 918-592-4224 x 240

Happening At Habitat

Tulsa **HABITAT FORE HUMANITY** *Golf Classic*

Tuesday, October 18 at The Patriot Golf Club

Sponsorships are currently available for Tulsa Habitat's 18th annual golf tournament, hosted by Bo Van Pelt. Team sponsorships start at \$2,500 and include lunch, golf for four and sponsor recognition. For information, visit tulсахabitat.org/events or contact Krisann at 918-592-4224 ext. 240.



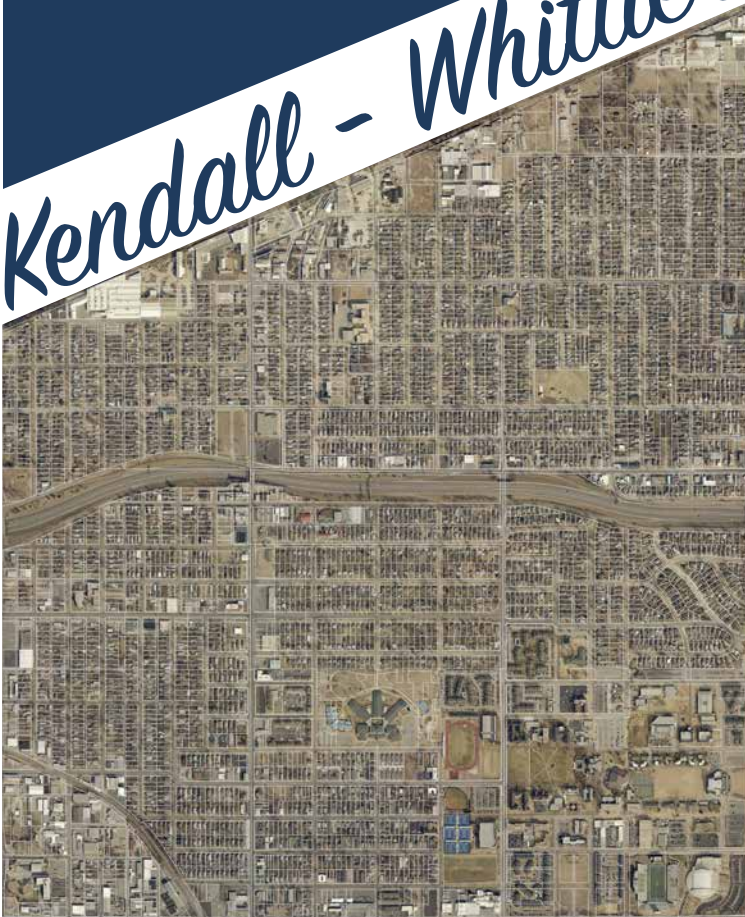
Saturday - Sunday, November 19-20

Want to run one of the Route 66 marathon weekend races for free and help support Tulsa Habitat for Humanity at the same time? Join our Tulsa Habitat team for the Charity Challenge! Team members have the opportunity to fundraise for Tulsa Habitat and receive a FREE guaranteed race entry once they hit their fundraising goal. Fundraising goal minimums for free registration: 5K - \$100, Half marathon- \$250, Marathon- \$500, Marathon relay- \$1,000
For more information, visit route66marathon.com and click on Charity Challenge.

Strategic Focus

Kendall - Whittier

Utica Ave.



Harvard Ave.

11th St.

Our Future Focused

The Kendall-Whittier neighborhood, located between University of Tulsa and downtown, bordered by BNSF Railroad, 11th Street, Harvard and Utica, is the strategic focus for Tulsa Habitat for Humanity. With more than 300 vacant lots and 200 boarded up properties, Kendall-Whittier offers Tulsa Habitat the opportunity to make a measurable impact in a clearly defined geographical area.

The Kendall-Whittier community redevelopment strategy, lead by Growing Together Tulsa, includes public, private and non-profit partners focused on education, economic development, sustainability, infrastructure, job creation and much more. Joining forces with numerous partners all focused on the common mission of redeveloping the Kendall-Whittier neighborhood allows us to focus on building quality and affordable homes.

Since the implementation of the new strategic focus at the beginning of this year, Tulsa Habitat has completed three homes in the Kendall-Whittier neighborhood and has acquired more than 20 lots in the area.

The Neighborhood

Early Education

- Crosstown Learning Center
- Tulsa Educare

Schools

- Kendall-Whittier Elementary
- Sequoyah Elementary
- Will Rogers College Junior High
- Will Rogers College Senior High
- Tulsa Community College
- Tulsa University

Healthcare

- Hillcrest Medical Center
- Community Health Connection

Grocery Stores

- Las Americas
- Perry's Food Store
- Warehouse Market

Working in partnership with Tulsa Habitat in Kendall-Whittier:

- Growing Together Tulsa
- The George Kaiser Family Foundation
- The Charles and Lynn Schusterman Foundation
- Tulsa Area United Way
- AmeriCorps
- City of Tulsa
- Community Health Connection
- ImpactTulsa
- Kendall-Whittier Main Street
- Kendall-Whittier Neighborhood Association
- Tulsa Parks
- Tulsa Police Department
- Tulsa Housing Authority
- NeighborWorks America
- Rebuilding Together Tulsa
- Capital Homes
- Vintage Housing



A New Direction

In conjunction with the shift in strategic focus, Tulsa Habitat worked with community partners to create a new home design. The updated design, which features three-bedrooms, two-bathrooms and a one-car garage, models the craftsman style homes in the Kendall-Whittier neighborhood.

A New Direction

“As part of our new strategic focus in the Kendall-Whittier neighborhood, we wanted to make every effort to offer a home design true to the architecture of the area, remain affordable for our homeowners and appreciate in value over time. In close collaboration with the architects at Dewberry & Cyntergy AEC, we achieved all three. Now, all new Tulsa Habitat homes come standard with at least 3 bedrooms, 2 bathrooms and a single car garage.”

-Cameron Walker, Executive Director at Tulsa

Home Features

Three bedrooms	1,327 square feet living space	Updated cabinet design, built by the Tuesday Morning
Two full bathrooms	Open floor plan	Miracle Workers
One Car Garage	New style flooring throughout	

To see more interior pictures of the home, visit our website at tulshabitat.org.

Design Process

“To kick off the project, the design team grabbed our bikes and rode through Kendall-Whittier to get a feel for the area. We wanted the home to seem like it belongs, but feels a bit special at the same time as a way to encourage the neighborhood. It was such a fun project for our team. It’s a really neat feeling to design a home for a family to grow in and create memories. This home is going to be a part of them and we feel excited and proud to be a part of their story.”

-Steve Vogt, Sr. Design Architect at Dewberry

Design Team

The new home design was made possible thanks to the talented professionals at Dewberry, Cyntergy Architects and the Tulsa Habitat for Humanity construction team.



Jon Crump, Director of Design
 Steve Vogt, Senior Design Architect
 Eric Vogt, Design Architect
 Katie Vondrasek, Architect



Josh Chesney, Principal and Design Director

Tulsa Habitat for Humanity

Ed Knell, Director of Construction

Myth busting with Tulsa Habitat

There are many misconceptions about Tulsa Habitat for Humanity and its homeowners. We know the more you understand what we do, the more you will want to be involved in our mission. Here is a look at some common myths about Tulsa Habitat and the truths behind them.

Myth: Habitat for Humanity is biased when selecting Habitat for Humanity families.

Fact: Habitat builds homes in partnership with those in need regardless of race, religion or ethnic group, in keeping with U.S. law and with Habitat's abiding belief that God's love extends to everyone. Prospective homeowners must meet three criteria: need for affordable housing; ability to repay the mortgage and a willingness to partner with Habitat.

Myth: Habitat for Humanity gives away homes to needy people.

Fact: Habitat for Humanity offers homeownership opportunities to families who are unable to obtain conventional home financing. Generally, this includes those whose income is 30 to 50 percent of the area's median income. Homeowners contribute 300 to 400 hours of "sweat equity" on Homeowners College. Because Habitat homes are built using donations of land, material and labor, mortgage payments are kept affordable. Upon completion of the program, homeowners close on a 0% interest mortgage.

Myth: Habitat homes reduce a neighborhood's property values.

Fact: Housing studies show affordable housing has no adverse effect on neighborhood property values. In fact, Habitat homes have proven to increase property values and local government tax income.



What Can Your Donation Do?

\$10	Box of Nails	Front Door	\$250
\$25	Exterior Lighting	Landscaping	\$500
\$50	20 Wall Studs	Kitchen Cabinets	\$1,000
\$100	Kitchen Sink	Roofing Materials	\$2,500

Donate

Your generosity makes the work of Tulsa Habitat for Humanity possible. You are the key to opening doors and stabilizing the lives of even more families in our community. To see your generosity at work, join us for a facility tour or home dedication. To make a donation or learn more, visit tulsahabitat.org.

Volunteer

Volunteers are the heart and soul of Tulsa Habitat for Humanity. Hundreds of volunteers contribute thousands of hours each year supporting local families as we build homes, communities and hope. Whether you're an individual, corporate team, community/faith-based group or just a group of friends, there are many different ways for you to volunteer. For more information, visit tulsahabitat.org/volunteer.

Advocate

Be a champion for Tulsa Habitat for Humanity! Be a passionate voice that substandard housing is not acceptable by spreading the word about our work in the community. Tell your friends, family and coworkers about our collective vision for a world where everyone has a quality, affordable place to live. If you'd like to schedule a speaker to talk to a group, contact Todd at tklabenes@tulsahabitat.org.

Becoming A Habitat Homeowner

Completing the Homeowner's College is a required by all of the families accepted into the Habitat program. Essentially, the College is a form of a down payment for the home. A potential homeowner has to complete a total of 302 hours before they become eligible for a new home.



Money Management • 60 hours

- Individualized debt counseling
- Credit management



Home Workshops • 40 hours

- Home Warranty
- Homeowners Insurance
- Mortgages, Lending Process, Escrow and Taxes
- Minor In-Home Repair
- Lawncare
- Legalities of Homeownership



Tulsa ReStore Volunteer Hours • 100 hours



New Home Build • 50 hours



Habitat Woodshop Volunteer Hours • 50 hours



Home Dedication • 2 hours

New To The Neighborhood

