

**Greene City Chapter**  
*Spring Newsletter*

Building with Heart® was founded in 1986 with the goal of eradicating homelessness and inadequate housing. Building with Heart enables volunteers to help families in need help themselves. Homeowners, working with the help of volunteers, construct their own homes, essentially building sweat equity in the process. Costs are kept low by using volunteer labor and obtaining property and building materials through the donations from generous community members. Building with Heart provides homeowners with a long-term, no interest mortgage. Costs are kept low so that homeowners do not go into a home overburdened with debt.

# Our Mission

Building with Heart was founded with the following goals:

1. Provide homeless and inadequately housed citizens with affordable, safe, and healthy homes
2. Provide hope, stability, and improved quality of life
3. Advise city planners, government agencies on policies to promote positive change and improvement in quality of life in distressed neighborhoods
4. Benefit the general community:
   1. Create strong neighborhoods in which new homeowners are stakeholders
   2. Provide opportunities to recycle and repurpose used building materials

# Spring Update

As of this month, we have completed the construction of 15 new homes. Ten of these new homes have three bedrooms and 2½ baths. Three homes have two bedrooms and 1½ baths. All 13 of these new homes are occupied by low- and very low-income families. The remaining two homes consist of two bedrooms, 1 bath, plus a one-bedroom apartment that the homeowner can rent out for additional income. The one-bedroom apartments also have one full bath. Both of the homes with apartments are occupied, and we’re happy to report that both apartments are also rented!

In addition to the construction of 15 new homes, we have completed 23 home renovation projects – the majority of which were for the elderly. These renovation projects varied from simply building new steps to replace dilapidated and flimsy steps to enter a home to the complete renovation of an elderly homeowner’s kitchen! We are very proud of the work we’ve done to help the Greene City community!!

# Volunteers Needed!!

# HouSalvage Recycling Centers

HouSalvage Recycling Centers operate as a fundraising enterprise for Building with Heart. Each HouSalvage location serves as a salvage facility and storefront. Volunteers clean up, sort, and price construction materials left over from Building with Heart construction projects and donated by companies and individuals. This operation not only helps to raise funds for Building with Heart projects, it helps to keep home improvement waste out of landfills.

Below is a list of acceptable items. If you have any questions, please call your local HouSalvage center before making a delivery.

* **Appliances:** Items in good working condition, including ranges and range tops, ovens, range hoods, washers and dryers, gas or electric water heaters, and refrigerators.
* **Cabinets:** Must have all doors, drawers, and matching hardware. No damage beyond simple repair. May include individual cabinets or full sets.
* **Doors:** Must be free of rot and cracks, with all panes and seals intact.
* **Flooring:** New only, and minimum of 25 square feet. No asbestos.
* **Furniture:** Must be in good condition, with no broken or missing parts, no rips, tears, or visible stains.
* **Hardware:** Hinges, lock sets, knobs, pulls, knockers and cabinet hardware, in new or in useable condition and free from rust. Complete sets only. Keys must be included.
* **Lighting and Fans:** Complete and in good working order with no frayed cords.
* **Lumber:** Free of rot and insects, water damage, bowing, splitting, nails, and screws.
* **Paint:** New and unopened, less than four years old.
* **Plumbing:** Complete, clean, and undamaged sinks, tubs, and toilets. New piping and fixtures.
* **Windows:** Must contain glass without cracks or chips. Must be able to open, if designed to do so.

We here at Building with Heart rely on volunteers to accomplish our mission! We have 34 new homes to build and another 47 renovation projects for this year. Calling all DIY experts, painters, carpenters, plumbers, and electricians! We need your help to make Greene City a better place to live for people from all walks of life. Even if you just have an hour to spare per week, we’ll take it! If you can’t fit volunteering into your schedule, we always welcome donations of money or materials.

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# New Homeowner Spotlight

Each quarter, we at Building with Heart like to spotlight one of our new homeowners. We would like to introduce to you Nicholas Sanchez, his wife Teresa Sanchez, and their children James and Rebecca. The Sanchez family moved to Greene City this year and were thrilled to participate in the construction of their three-bedroom home! Both Nicholas and Teresa – as well as their two children – contributed over 200 hours in helping to build their home. Welcome to Greene City, Sanchez family!!

# The Homeowner Selection Process

We select homebuyers based on the family's need for decent affordable shelter, ability to pay the no-profit mortgage, and a willingness to assist in the construction process. Target homebuyers typically earn 30-60% below the median wage for the Greene City demographic area. Hours spent in approved community service and classes may also count toward homebuyers’ contributed hours.

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| --- | --- |
| Factor | Description |
| Hours of service | Families must contribute at least 300 hours of sweat equity, which may include hours on their own home, as well as other Building with Heart projects. |
| Income | 30-60% below the median wage for the Greene City demographic area |
| Residency | Must have been a resident of Greene City for at least five years |

# The Need

The need for housing has increased dramatically over the past five years.

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| Region | Increase in Need | Increase in Funding |
| Eastern King County | 12.45% | 2.2% |
| Northern King County and 4th Ward | 6.7% | 3.2% |
| Downtown and 12th Ward | 3.32% | 0.005% |
| Western King County | 2.6% | 1.12% |

# Who Can Volunteer

Building with Heart welcomes volunteers and supporters from all backgrounds and serves people in need of decent housing, regardless of race, religion, or political affiliation. Contact one of our chapter offices for more information on volunteering.

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|  | While we certainly welcome volunteers with construction experience, you don’t have to know anything about construction to be a volunteer. We provide training, and have numerous positions that don’t involve construction, such as:   * Administration * HouSalvage store clerks * Laborers * Drivers   *Please contact your local chapter office for more information.* |

# Chapters

Four chapters of Building with Heart operate in and around Greene City. Contact information is provided below.

* **Downtown and 12th Ward** – 349 Main Street • Greene City, RL 12340 • (555) 555-1212
* **Western King County** – 12580 County House Highway • Olinger, RL 12343 • (555) 121-1000
* **Eastern King County** – 1951 Salinger Road • Agerstown, RL 12355 • (555) 637-0618
* **Northern King County and 4th Ward** – 127 Old Mine Road • Carbon Creek, RL 12341 • (555) 427-9933

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