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Housing Coalition Headlines

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Management Musings

By **Chris Brown, Executive Director**

One of the current buzz terms is "new economy" or "non-cash" in the nonprofit sector. The new economy is not so new for Community Housing Coalition. CHC has been creatively thinking of ways to connect need with resource with limited or without the well-worn path of \$\$ transactions since its inception. The nature of the work that CHC performs requires these outside the box, or should I say outside the wallet ways of thinking. Need a ladder, call Jane she has one to lend... Need a truck, call Joe we help him a month ago. Obviously money is a necessary form of exchange, but for an organization such as CHC it can never be our first approach. I recently read the motto of another organization that went "we have everything we need right here at home." This is something that the coalition and the neighbors of Madison live by and survive because of. If "getting by" in Madison is so tough why don't "they" just move...? Move where jobs are more prevalent, housing options are better, economy is better.... The obvious comes to mind: this is my home, my family is from here, it's beautiful here, and I like a slower pace.... But my response, and I believe many of my Madison neighbors would be because "we have everything we need right here at home." In other words there are enough resources out there to improve everyone's lives... the work is timely connecting of the will & resource to provide with the need for help and willingness to receive. Turn on the news and you will hear a lot about how the folks are having it rough, poverty is on the rise, "there ain't gonna be any middle anymore" -Eddie Vedder, jobs are scarce and our economy is shrinking & growing in all the wrong ways.... From my perspective, the "new economy" or necessary economy is growing well! A large aspect of this is a necessary evolutionary step back down the ladder; a return to depending on your neighbor more and your wallet less. As good friend recently told me.... "Completing a project with money.... Humph! That's easy! Anyone can do that... But..." Doing it without \$\$ is the creative and potentially fun approach that we should all become a lot more accustomed to. This is one of the biggest parts of, and possibly the most important of

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Who We Are
CHC is a 501(c)(3) independent, non-profit organization, governed by a volunteer board. CHC's mission is to promote and facilitate healthy, safe, and affordable housing in Madison County, NC.

CHC's work. We have everything we need right here at home! I'd like to share some great quotes on this concept from Franklin Bobrow-Williams' piece *Change Your Mindset: Think "Non-Cash" First:*

- "Nonprofits continually face the revolving wheel of spending and raising cash. Directors and development staff are constantly in pursuit of dollars. But an "in-kind dollar" of support could reduce your dependence on outside cash." -- We continually keep this in mind when recognizing the support of our volunteers.
- "**This shift in how you approach resource development requires a different kind of mindset** – one that looks at every consumable supply, unit of labor, service, or physical plant need as a creative opportunity for using "non-cash" resources rather than expending cash." -- How else can we do this?
- "What happens when your nonprofit begins to think in "non-cash" terms? You begin to see yourself as customer of a continual, revolving bank of resources from a variety of corporate, religious, government, and private citizen sources of new, used, or surplus property."
- "With your new mindset, you begin to think in terms of "stuff" – from hydraulic pumps, children's coloring books, and surplus calendars, to five gallon buckets of paint of a discontinued color, retired vehicles, and deeds to old railway rights-of-way and abandoned school buildings. I encourage you to begin thinking differently by making a list of all the "stuff" you use to administer and deliver your programs. "

Splinters from the Board

By Lin Von Dreele

Extending CHC's Work Through Volunteerism

Since its beginnings in 1999, the Community Housing Coalition has relied heavily on a volunteer workforce primarily from church groups who spend a week of their summers in Madison County. Over the years, several hundred low income county residents have been served by volunteers building handicap ramps, digging ditches, replacing windows and doors, and repairing roofs. Besides travel and lodging expenses for as many as 60 or more, each group supplies materials to undertake the given project. Not only do the qualified clients benefit from the efforts of securing much needed repairs, often relationships over multiple years are developed, for many groups return to work for the same residents. The CHC model continues to serve clients and the organization well; plans are underway for the upcoming summer season when 20 groups are expected.

Volunteerism also pays off when it becomes local. Thanks to increased staffing, the long anticipated year-round volunteer program is building upon the summer volunteer model. Over the past two years, a growing number of local volunteers have stepped forward to offer their time and skills from August through May. For some, **Neighbors Helping Neighbors** gives individuals a way to pitch in to help a neighbor in need on monthly Saturday workdays. For others, it provides a way to pay back. One client who has become a volunteer feels this way:

"CHC has not only assisted my family in repairing our home, but has taught me the skills I need to maintain my house and given me the opportunity to help others with their home repair needs. Working as a CHC volunteer was truly a life changing event."

CHC participates in grant programs with specific requirements that must be met in order to serve clients. Increasingly, funding agencies are particularly interested in leveraging funds with in-kind labor and material donations. At the end of March, CHC was able to report a 103% match because of volunteer labor and donations, thus extending the Urgent Repair Program grant funds in the report period. These kinds of reports put CHC in position to bring more repair dollars into Madison County.

CHC needs your help to extend its reach. Will you help? If so, please call June Trevor, 649-1200 or email at june@chcmadisoncountync.org

Eat Pizza on May 21st for CHC!

Eat Pizza to Raise Funds for CHC

How good can it get?

The Community Housing Coalition of Madison County (CHC) is the MAY NON-PROFIT OF THE MONTH at [BLUE MOUNTAIN PIZZA](#), the eatery emporium next to the library on Main Street

in Weaverville. Matt Danford, the generous, civic-minded owner (and good businessman), supports local non-profits each month and was kind enough to include CHC in the schedule. During MAY, there are two ways CHC will receive funds:

- **Donations in the box on the counter will be matched up to \$500.00 – so make every effort to enjoy the best pizza, etc. in the region and drop DOLLARS in the plexiglass container. Invite family and friends to do the same. There will be a sign describing CHC next to the container.**
- **On the 3rd Thursday, MAY 21, 10% of the receipts for the entire day will go to CHC. Thursdays are big family nights where there is a cheap spaghetti dinner. The 3rd Thursday receipts will be high, especially if each CHC supporter invites friends/family/church members to eat at Blue Mountain Pizza.**

Think Blue Mountain Pizza and CHC in MAY!

Volunteer Corner

By June Trevor, CHC Volunteer Program Coordinator

NEIGHBORS JUST KEEP HELPING NEIGHBORS!



Thanks to all who participated in our *Neighbors Helping Neighbors* workday on Saturday, April 11th! Sixteen volunteers showed up to dig a very long French drain at a home near Mars Hill and begin some external carpentry work that will be followed up by more volunteers.

Our crew included Annie Jaradat of Mars Hill University (MHU) who generously chose to spend her birthday helping a neighbor (HAPPY BIRTHDAY ANNIE!!), her sons Justin and Cody Cross, MHU students Rachel Possinger, Sumner Stancil, Taylor Hendrix and Megan Myers as well as

Brandy Dison, Nancy Dagley, Jim Tibbetts, Lori Massey, Chris, Dana and Áine Brown, CHC crew leader George Austin and yours truly!

SIGN UP for our May 16 workday! The next *Neighbors Helping Neighbors* (NHN) Saturday workday is Saturday, May 16th. Groups such as employee groups, youth groups and civic groups as well as individual volunteers can sign up. CHC provides site supervision, materials and water! All you need to bring is a bag lunch and the commitment to volunteer at the site from 10 AM until 3 PM. To sign up and get more details, contact me at 828-649-1200 or june@madisoncountync.org



There are plenty of remaining NHN Saturday workdays to choose from in 2015! Here's

the schedule:

- **June 20 - Thanks to Wells Fargo for signing up!**
- **July 18**
- **August 22 September 12**

- **October 17**
- **November 14**

Call or email me at 206-0428 or june@chcmadisoncountync.org if you want to sign up for any of these workdays!

Our Regular Volunteers Rock!

A big shout out to our new CHC volunteer Kevin Rumble for his installation of vinyl plank flooring at a home near Mars Hill in April. We are so grateful for Kevin's time and talent contributed to this much-needed project and to have him in our volunteer pool! Anyone wanting to volunteer for occasional repairs as Kevin has, please call me at 828-649-1200.

St. Stephens' Spring Break

We are delighted to be hosting St. Stephens' Youth Program from Boston, MA the week of April 20th. These eleven high school students and their four chaperones are spending their spring break here in Madison County providing essential repairs for a family in the Shelton Laurel area. Their projects include digging drainage ditches, replacing guttering and many other useful repairs. We are so grateful to Kasey Boston, the group's coordinator and a MHU graduate, for bringing this talented, service-oriented group to serve in our community!

Summer Internship with a View

Want to contribute to our active summer home repairs program while taking in the scenic Madison County countryside? We are still seeking to fill two summer program intern positions to assist with our busy Summer Repairs Program between late May and early August (start and end dates negotiable). Intern responsibilities include outreach to our visiting volunteer groups including delivering work packets, volunteer support at worksites across the county, communications with served clients, collecting volunteer reports and many other interesting tasks. These volunteer intern positions require a minimum of 20 hours per week. Mileage for CHC-related travel will be reimbursed. If interested, please contact me at 828-649-1200 or june@chcmadisoncountync.org to request an intern job description and application form.

Bike and Build to Support CHC

Maura Moloney was born in China and raised in Hot Springs area. She is a true neighborhood hero of Madison County! When away from the quiet and seclusion of her home in the Spring Creek community and in the big town of Hot Springs she strive to be as involved as possible. She was part of the Marching Blackhawk Band, a competitor on the North Buncombe Track Team, a Girl Scout, and also an employee of the Hot Springs Resort and Spa. Maura personal mission statement for this summer: "By living with a sense of love and commitment to myself and others, I will challenge my balancing act to be able to grow as an individual, empower others, and make a positive impact." She is ready to go to work with this mission "Ready for the 3 C's: Challenge, Courage, and Change." On May 17 Maura will dip the wheel of her bicycle in the Atlantic Waters at Nags Head, NC then turn around and begin a long journey across the country in the name of safe and affordable housing. Maura will be riding with a supportive team organized by the [Bike and Build organization](#). (CHC has proudly received two previous grants from Bike and Build in support of getting young adults in Madison County involved in the process of creating safe and affordable housing.) If riding across the country on a bicycle was not an arduous enough journey in and of itself... Maura and her team will be working to build affordable housing on their "off" days. (You can check out her schedule here: <https://mauramoloney.wordpress.com/nc2sd-2015/>) Maura is planned to dip her wheel in the Pacific July 24 after 3,610 miles, many gallons of sweat and promoting a whole lot of awareness about the necessity of safe and affordable housing for everyone!

To keep up with Maura go to her blog <https://mauramoloney.wordpress.com/>, you can also tune in to CHC's [Facebook page](#) where we will be posting updates on Maura's journey. To donate and help Maura reach her \$4500 goal in support of safe and affordable housing for all, please go to her bike and build page at: <http://bikeandbuild.org/rider/7694>. She has already raised \$3490 for the cause!

Grant Update

By Chris Watson, Client and Grants Coordinator

CHC just received word that we have been granted \$100,000 in Urgent Repair funding for the 2015 funding cycle from the NC Housing Finance Agency! This is a huge accomplishment and speaks volumes to the commitment of our local and summer volunteer programs, whose leveraged labor is a primary reason CHC continues to receive this funding. We will continue to utilize the funds to meet the most urgent repairs and accessibility modifications for low-income households with special needs.

Robert Kucab, Executive Director of North Carolina Housing Finance Agency said in a congratulatory letter to CHC:

- "Success in this competition reflects your organization's commitment and capacity to respond to the need for urgent repair assistance in your service area."
- "The URP15 Program attracted applications from a broad variety of housing providers across the state. Forty applications were received, with funding requests totaling \$4.8 million. Our total commitment to URP15 of \$3.5 million funded thirty-three projects this year (83% of all applicants) and will provide urgently needed repairs or modifications to the homes of 592 households in 51 counties."

Donation Box - ReClaim Madison

We are continuing to collect materials for our May 9th Reclaim Madison sale. The sale will feature building materials and household goods and will be held behind the Madison County Arts Council building on Back St. in Marshall on May 9th from 9am-3pm, in conjunction with the Mama Mia celebration. The sale is an experiment to see if the community would like to see and support a local used building supplies and household goods thrift store. CHC welcomes community members to stop by and talk about the possibilities for a retail outlet to both donate and purchase surplus building materials and larger household goods and appliances. Currently there are no options for donating or purchasing these types of items within Madison County and many good materials are thrown away or taken to Asheville to support agencies that do not do work in Madison County.

Materials can be dropped off on Back St. between **9am-5pm on May 2. If you cannot make this drop off time, call the office at 649-1200 to arrange a time.** The following materials have already been donated and will be available for sale on May 9th: interior doors, large bathroom counter tops with sinks, toilets, old single pane farmhouse windows, 20'x20' rubber roofing membrane, electrical supplies, and much more. Don't forget to stop by on May 9th to find that special something you never knew you needed!

Financial contributions to further support our work are welcome throughout the year. You can always mail a tax deductible gift to The Community Housing Coalition of Madison County, P.O. Box 1166, Marshall, NC 28753. Or visit our website at <http://www.chcmadisoncountync.org> to make a donation on-line.

Thank you!

Closing Thoughts

To continue the non-cash theme, we are inspired by the following, also from Franklin Bobrow-Williams' piece quoted above, "Also think beyond the internal needs of your nonprofit to the external needs of the community you are dedicated to serving. Do people or other organizations need emergency clothing, furnishings, bedding, or household supplies as a result of natural disasters, burnouts, vandalism, or poverty? Does the community pool need chlorine supplies or a new pump? Does the local library or museum need new shelves or display cabinets?..." "As you think beyond the boundaries of your own organizational needs, you'll likely find more opportunities to tap non-needy group, individuals, families, and other struggling community-based groups in your area. You may band together for more cost savings through discount memberships."

In other words: if CHC keeps it's eyes peeled for free/discounted goods that may fulfill the needs of other groups in the community (as well as CHC's) then those groups do the same. We're all thinking more non-cash and we're all become stronger and more sustainable organizations as is the community we all love and serve. If you have ideas about what we can do to support other

organizations along this mindset, please let us know!

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