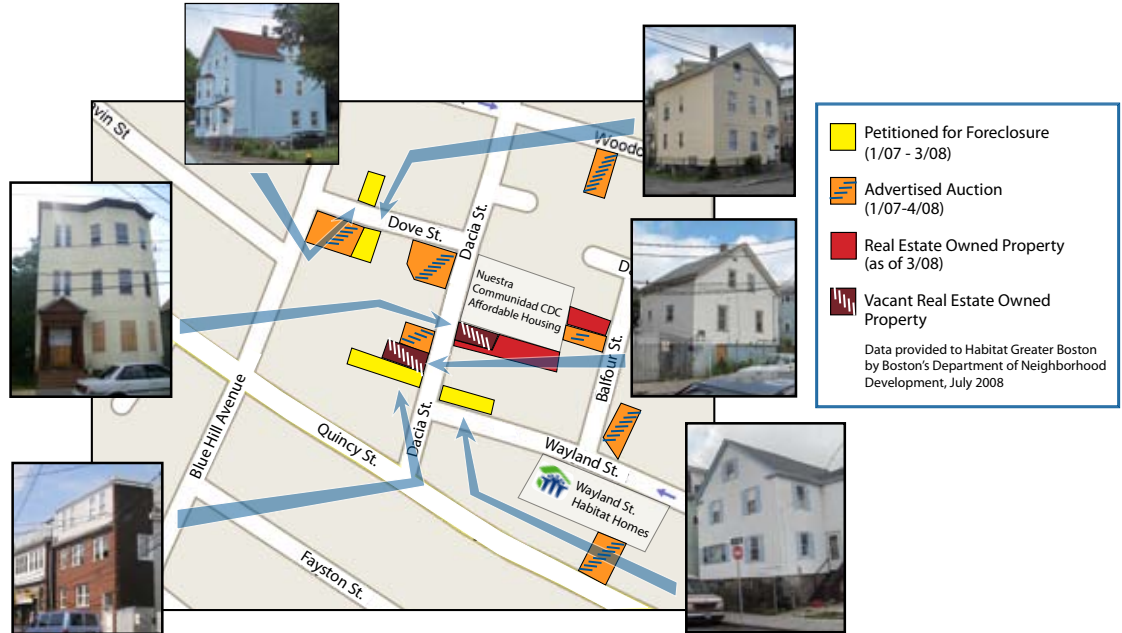


Habitat to Renovate Foreclosed Homes, Save One Neighborhood at a Time

Larry Lucchino Pledges Red Sox Sponsorship at American Dream Awards Breakfast

On September 24th, Habitat Greater Boston welcomed sponsors, volunteers, and guests to our annual American Dream Awards Breakfast. Thanks especially to donations from our Platinum Builder Sponsors C³ and State Street, and our Golden Ladder Sponsors Callahan, Citizens Bank, and Turner Construction, we reached our fundraising goal of \$110,000. Guests were treated to speeches by our American Dream Award honorees, State Secretary of Housing and Economic Development Dan O'Connell and Larry Lucchino, President & CEO of the Red Sox. (Continued on page 7)



Habitat Greater Boston is in the process of buying a cluster of foreclosed, abandoned properties in Dorchester. 15 units in the Dacia Street neighborhood are in various stages of foreclosure.

"The foreclosed properties on Dacia Street are an eyesore, resting along beautiful new buildings with units for rent and historic homes that have been in the same family for several generations....One neighbor said one of the boarded up homes was a popular site for squatters and was used 'as a shooting gallery.'"

-- Greg St. Martin, The Boston Metro, May 2008

Just a few years ago, the Dacia Street neighborhood was on the brink of revitalization.

Now, due to rampant foreclosures over the past two years, it is starting to slip backwards. 15 homes face foreclosure within this city block in the heart of Dorchester. That concentration has triggered disinvestment in nearby properties, destabilizing the neighborhood and threatening to erase what progress has been made over the last 20 years.

Because we act as our own general contractor and provide 100% of the financing to low income families, Habitat Greater Boston is in

a unique position to intervene. We plan to acquire as many of these vacant properties as we can afford to buy, renovate them using charitable funding and labor from volunteers and homebuyer families, and have families in and lights on quickly.

It is imperative that we act soon, before more families in the neighborhood lose their homes in the face of plunging property values. We're looking for lead sponsors to help cover building acquisition and renovation costs. Please help us address this crisis swiftly and concretely. Contact Duncan Remage-Healey at (617) 423-2223 to discuss unit sponsorship.

Habitat Greater Boston is now accepting applications for 10 new two and three bedroom condos in Dorchester. Visit habitatboston.org for details.

Needham Update 2

Family Services Spotlight 2

Checking in with Habitat Tajikistan 4

Bob Ludwig for Volunteer of the Year 5

American Dream Awards Breakfast 6

NEEDHAM APPROVES HABITAT PLAN

The Needham Board of Selectmen executed a purchase and sale agreement with Habitat Greater Boston on October 14th, enabling us to move ahead with the Bancroft Street project in the spring. We are very grateful to Steve Nolan, our pro bono lawyer at DLA



Architectural rendering of the single-family home to be built on Bancroft Street

Piper, for his extensive legal work on the affordability restriction and to Allison Driscoll for her pro bono work on the purchase and sale agreement. Kudos to Tim McCleary, the Town Selectmen, Town Attorney Dave Tobin, and Town Manager Kate Fitzpatrick for their input throughout the negotiations.

The single family home will have three bedrooms and a screened-in porch for the family. We will begin family selection for the home soon so they will be able to join us for a groundbreaking ceremony in March.

Spotlight on Family Services: Habitat's Role as Credit Counselor



Denise at the dedication of her house at Blue Hill Place in 2006

When Denise closed on her new townhouse at Blue Hill Place in February of 2006, she thought her troubles were over. Her job driving a senior shuttle for the City of Boston was steady and she could finally move into a home of her own, something she'd been hoping for her whole life.

Tragedy struck Denise's family relentlessly that year. Her father became sick and went through two emergency surgeries. In the end, he and Denise's stepmom died within 19 days of each other. They lived in Baltimore, so Denise was travelling back and forth frequently and scraping her savings together to cover travel and funeral

expenses. She had also cosigned on a loan to help a friend get back on her feet, but when the friend became sick and lost her job, Denise got stuck with those loan payments as well. The bank garnished her wages, and soon she had almost no money coming in whatsoever. It wasn't long before Denise got behind on other bills: first the telephone, then the gas, then the electricity, then her mortgage payments. The utility companies acted swiftly, cutting off the services until she resumed payment. Denise worried that she would lose the house. Had she bought her home from anyone else, she probably would have.

Forastene Bailey, Habitat Greater Boston's Family Services Manager, prides herself on staying in close contact with our Habitat families. She called Denise in for a meeting last November. Together with Executive Director Lark Palermo, they developed a 20-month payment plan to help her get back on track. "Come Hell or high water," she says, "I was going to make sure those payments were in."

It's been a year now and Denise has stuck to the plan. She's on track to pay off the debt four months early, in fact. By April 2009, Denise will be all paid up and ready to resume her regular mortgage payments. With her living situation stabilized, she has been able to take two foster children into her Habitat home. She's relieved, she says, to be so close to debt-free. "I'm not sleeping completely through the night, but I'm almost there."

Great Strides in Newton



Volunteers completed the siding and roofing on the West Newton duplex just in time to start interior work as the weather cools.



Message from the President & CEO

Dear Friends and Supporters of Habitat for Humanity Greater Boston,

The article featured on the opposite page, “Spotlight on Family Services: Habitat’s Role as Credit Counselor” highlights Habitat’s unique ability to help low-income families help themselves. During these days of global financial turmoil and constant reports of foreclosures and layoffs, Habitat’s ability to adjust the terms of our loans is more important than ever before.

Our Habitat families are more likely to experience financial problems in this current financial crisis because most were living on tight budgets when the economy was healthy. All it takes is one event – a job loss, illness or death in the family – for a family to be unable to meet its financial obligations. If they are a Habitat family and we are their lender, we can help.

Habitat provides 0% interest loans to our families so they can purchase their homes from us by making payments over a 25-year period. Instead of requiring a financial down payment, Habitat requires families to make an investment of time. Each family must contribute 300 hours of sweat equity and attend 100 hours of homeownership and financial management classes before they can purchase a Habitat home.

Some people worry that, given our “no money down” mortgages, we’re setting our homeowners up for failure, like so many unscrupulous lenders have. But our program is different. Not only we allow families who don’t have funds for a down payment to buy homes, by its nature our program identifies families who are motivated to work hard toward the goal of homeownership.

Our partnership is in place for the entire 25-year term of the mortgage so when families face financial problems, we can help them avoid losing their homes. Sometimes that means designing a payment plan to pay off arrearages, as we did with Denise, and in other cases it means extending the term of the loan to reduce their monthly payments. In all cases, our priority is partnering with our families so they can keep the homes they worked so hard to build.

As part of your year-end giving, please remember to support Habitat Greater Boston so we can work to keep more families in stable homes this winter.

Thank you and best wishes for a joyous holiday season,



Lark Jurev Palermo
President & CEO

Board of Directors

Chairman

Michael E. Liu, A.I.A.
The Architectural Team, Inc.

Vice Chairman

Mahmood Malihi
Leggat McCall Properties

Treasurer

James P. Dever, III
Sovereign Bank

Clerk

Suanne St. Charles, Esq.
McCarter & English, LLP

Jeffrey N. Carp, Esq.
State Street Corporation

William D. DiSchino
*Barkan Management
Company*

James Kirby
*C³: Commercial Construction
Consulting, Inc.*

Susan Winston Leff
Wells Fargo Bank

Robert F. Ludwig
RFL Associates

Howard Wayne, Esq.
*Wayne, Richard, & Hurwitz,
LLP*

President and CEO

Lark Jurev Palermo

Tracking the Tithe: Tajikistan

One of the strongest forces connecting Habitat affiliates to Habitat International is the tithe system. Every year, each affiliate donates 10% of its unrestricted revenue to international programs. In 2008 our Board of Directors voted to split our tithe between three countries: Habitat Zambia, Habitat Vietnam, and Habitat Tajikistan. This article is third in a series profiling those countries.



Children at their new Habitat home in Khujand, Tajikistan

Tajikistan is one of the poorest countries in central Asia, and is listed by the United Nations as one of the world's least developed nations. Part of the Soviet Union until 1991, 57% of the 7 million people living in this country survive on less than 2 USD per day. Habitat Tajikistan has worked in partnership with local and international non-governmental organizations since 1999 to complete more than 530 housing interventions, including a disaster response project in conjunction with Oxfam International.

There is a notably high frequency of earthquakes in the Tajikistan region. Just this past month, a quake measuring a 5.3 on the Richter scale jolted Tajikistan near its eastern border with China. Habitat Tajikistan has developed a new method to weather these disasters by constructing earthquake-resistant housing. With "mulberry branch technology," workers use lattices of pliable mulberry wood to build homes that are affordable, sustainable, and resistant to earthquakes up to level 9 on the Richter scale, allowing even the poorest communities to protect themselves against future disasters.

Habitat Tajikistan has also worked in partnership with Khujand State University in the north of the country. Due to low salaries and inadequate faculty housing, hundreds of highly qualified professors have emigrated out of Tajikistan in recent years. Habitat worked together with the University to fight the "brain drain," renovating faculty apartments and forming condo associations in return for guarantees that those professors receiving Habitat homes would remain teaching in Tajikistan for a minimum of ten years. In this way, Habitat simultaneously created affordable housing and assisted in the long-term educational development of the city.

Safar Abdulloev lives near the University in Khujand with his wife, two children, his parents, and his sister and her two children. Before Habitat, this family of 11 lived in a crowded three-room apartment in conditions that made Safar's mother sick. Now living in a new home with two bedrooms, a living room, dining area, porch and bathroom, the health of Safar's parents has improved dramatically and the stability has helped the four children succeed in school. As the only working member of his family, Safar recognizes that without Habitat his family would not have been able to break this cycle of poverty in the foreseeable future. He says that "All our family members are very happy with the new house...I wish to express my sincere gratitude to Habitat."

To learn more about Habitat Vietnam or to schedule a Global Village trip to build there, please visit www.habitat.org.

-- Ellen McCartney, Intern



Workers build an earthquake-resistant home with "mulberry branch technology"

Vote for Bob Ludwig for Volunteer of the Year!

Habitat International sponsors an annual contest to find and reward the most diligent, most dedicated Habitat volunteers. This year, Habitat Greater Boston volunteer and Board Member Bob Ludwig is one of four finalists and YOU can help him win!

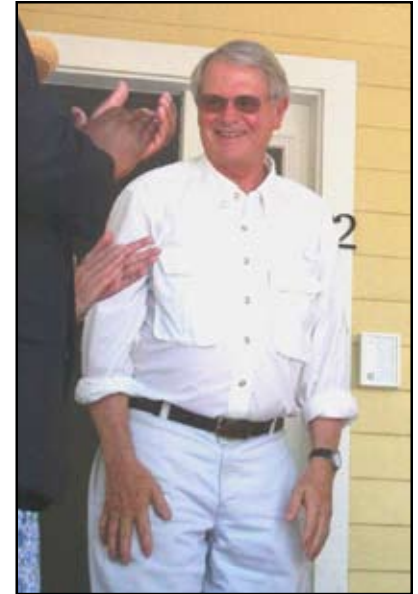
Please log onto habitatboston.org and follow the link to the voting page to help Bob win this prestigious award!

It's hard to know Bob Ludwig without wanting to be his friend, and he's brought many friends to Habitat Greater Boston. Bob draws people to Habitat by focusing on the humanity in our mission— focusing on the families we help first and the homes we build second.

Bob has been a passionate volunteer at Habitat Greater Boston for the past 13 years. He has served on our Board of Directors for the last nine, long enough to have helped over 40 families build decent homes in which to raise their children. As Chair of our Faith Relations Committee, he brought together the congregations of churches, synagogues, and mosques in his hometown of Lexington, MA. Together they raised enough money to build a whole house in Dorchester. Since then he has served as our liaison to the local building committees in Belmont and now Newton, shepherding those homes to completion.

Though he has served on almost every committee we have, Bob spends as much time on our construction sites as he does around a conference table. He brings his carpentry skills to local and international sites, and has taken special interest in Habitat Honduras since building on frequent Global Village trips there.

Bob sees people in need and he takes action, and more important, he inspires others to act. We are grateful for Bob's enormous contributions to our organization.



Does Your Company Have a Matching Gifts Program? These do.

If your employer has an established program, ask for a matching gift form from your personnel office or matching gift coordinator. Fill it out, fax it in to us at (617) 423-1044, and we'll send it back. Your company will match every donation you make

3Com Corp.	Autodesk	Compaq	FM Global	Juniper Networks	Nellie Mae	SAP
Abbott Laboratories	Babson Capital Mgmt.	Computer Computer	General Electric	Kemper Ins.	Network Appliance	SPX
Adage Capital	Bank of America	Associates	Global Impact	Kessler Group	Newbury Corp.	St. Paul Travelers
Adams, Harkness & Hill	Bard Foundation	Cornerstone	Goodrich Corp.	KPMG	Nokia	Starbucks
ADC	Baupost Group	Research	Hachette Book Group	Kraft Foods	Norton	State Street
Adobe Systems	Becton, Dickinson	Corporate	Haemonetics Corp.	LandAmerica	NSTAR	Stride Rite
AIG	BP	Software & Tech	H&R Block	Liz Claiborne	Nutramax	Sun Life
Allegro	BLITZ MEDIA	CPCU Society	Harcourt	Macromedia	Oppenheimer Funds	Symantec
Microsystems	BMW Car Club	CSG Systems	Harvard University	Mass Development	Oracle	Tellabs
Allstate	Boutwell, Owens	CSN Stores	Hewlett-Packard	Massport	Pfizer	Tenet Healthcare
Altria Group	Bovis Lend Lease	Cummings	Holyoke Mutual	Maxim Integrated Products	Philip Morris	Thomson
AMD	BTM	Properties	Home Depot	McGraw-Hill	Pioneer Investment Mgmt.	Reuters
American Express	CA	Deutsche Bank	Homesite Group	Mellon	Plymouth Rock	Tosa
Ameriprise	Cadence Design Systems	Dun & Bradstreet	Houghton Mifflin	Merck	PNC Bank	Tyco
Amgen	Cambridge Systematics	Eastern Bank	Hyperion	Metavante Corporation	Polaroid	UBS
Amica	Capital Group	Eaton Vance	IBM Corporation	MFS Investments	Putnam Associates	USG
Analog Devices	Cos.	Educators Publishing Serv.	IDC	Microsoft	Putnam Investments	VHB
Anchor/Russell	Charles Schwab	EMC	Illinois Tool Works	Millipore	Prudential	Verizon
Applera Corp.	Chase Manhattan	Equifax	Independence Investments	Monsanto	Qualcomm	Wachovia
Arkwright	Ciena Corporation	ExxonMobil	Institute for Cultural Exchange	Morgan Stanley	Reebok	Waters
Art Technology Group	Cisco Systems	Factset Research Systems	Intuit Foundation	Motorola	Reed Elsevier	Wellington
Aspect	Citigroup	Fidelity	ITA Software	Mullen	REI	Mgmt.
	Citizens Bank	Fiduciary Trust	JPMorgan Chase	National Grid	RightNow Technologies	WellPoint, Inc.
	CNA Insurance	First Data	John Hancock	NEBS	Saint-Gobain Sallie Mae	Western Union

The American Dream Awards Breakfast a Rousing Success



Michael Liu with Norberto Leon and Tim McCleary



Court Clayton, Si Prenskey, and Bob Ludwig



Myrna Santana, Larry Lucchino, and Luz Morales



Secretary Dan O'Connell



(Continued from page 1) Luz Morales, the eldest daughter of Habitat homeowner Myrna Santana, brought many in the crowd to tears with a speech reflecting on how Habitat homeownership has eased the family's burdens. "Living at Blue Hill Place, our lives aren't perfect and we still struggle sometimes," Luz said, "but I don't have to worry about my mom crying in her bedroom any more. We're happy we got something bigger and safer for the family. We are especially happy that we have a permanent place to stay."

Not to be outdone, Larry Lucchino followed Luz's speech with a pledge to support Habitat Greater Boston's foreclosure intervention efforts in Dorchester. He also invited Luz and her family to sit in his box at a game the following week (see photos above).

Many thanks to all our sponsors for making the event such a success.

PLATINUM BUILDER SPONSORS



STATE STREET

GOLDEN LADDER SPONSORS

CALLAHAN



Turner

SILVER SAW SPONSORS



Make a Difference TODAY with a Donation.

Help us change lives.

Three easy ways to donate:

1. Send your gift to:

Habitat for Humanity Greater Boston
240 Commercial Street
Boston, MA 02109

2. Call to donate at 617-423-2223

3. Visit www.habitatboston.org

As always, thank you for your support!

Yes! I would like to help provide decent, affordable homes for families in need.

Enclosed is my gift of \$50 \$100 \$250 \$500 Other \$ _____

Please make your tax-deductible check payable to Habitat for Humanity Greater Boston.

Please charge my gift of \$ _____ Visa Mastercard

Account No. _____ Exp. Date _____

Signature _____

FA08