

SPRINGBOARD

A HOME OF HER OWN

Xochitl Carrillo didn't need to use the down payment assistance of Primavera's HomeOwnership program. When she came to us she already knew that as a veteran of the Navy she qualified for a very safe loan from the Veterans Administration. She came to Primavera for something much less quantifiable than a loan amount: she came to us to learn about how to be a savvy homebuyer.

Becoming a savvy homebuyer is fundamentally about education around how to build assets. Primavera's HomeOwnership Program includes education on home buying, homeownership preservation, financial management, credit repair, and education about loan and financial systems, while also providing asset building opportunities like down payment assistance and saving incentives. When people learn how to build and manage their assets they can and will build a healthy financial future.

These were just the type of skills Xochitl knew she needed to acquire. As a long-time renter, she'd moved quite a few times over the past few years, but in 2011 she told herself, "The next time I move, I'm moving into a house that I own." Then, while attending a Bible study meeting, a friend mentioned



➔ Primavera's HomeOwnership classes, promising to bring Xochitl information at the next meeting. Xochitl didn't wait for the next meeting—she was so excited she looked Primavera up the very next day. By December she was enrolled in Primavera's HomeOwnership Education class and working one-on-one with her Housing Counselor, Carla Silva.

She acknowledges that she was able to make better financial choices because the classes taught her how to analyze her own financial situation. When her car had some troubles she chose to forgo getting a new car because she didn't want to burden her home buying budget with new debt.

When the house appraised for more than what she'd paid, she thought, "Good. Now I have equity."

At 34, she is already a homeowner; she is also financially literate enough to understand what that means. When the house was appraised for more than what she'd paid, she thought, "Good. Now I have equity."

The education, financial planning, and lessons in saving, have all paid off in something you can't quite put numbers on: Xochitl's smile as she gets ready to paint the inside of her house on a Saturday morning. There is no asking permission of the landlord; she's painting the walls exactly the color she wants.

HOMEOWNERSHIP EDUCATION CLASSES

free + open to the public

Education, budgeting, financial analysis, credit repair, and one-on-one counseling to fit your financial needs.

CALL TO REGISTER 882-5383

HOMEOWNERSHIP + FINANCIAL EDUCATION

Xochitl's story isn't unique. Primavera is proud to have worked with individuals and families to reach their financial goals. In this fiscal year alone we've empowered more than a thousand people!

98 homes purchased with safe, affordable mortgages

57% of the properties had women as the head of household

373 participants have attended HomeOwnership Education Classes

381 participants have attended Financial Education Classes

285 participants have attended Foreclosure Intervention and Prevention Workshops



PRIMAVERA
COOKS!
SUMMER DINING EVENT

~Dine with us!~

LODGE on the DESERT, August 8
ACACIA, August 15
TAVOLINO, August 19
PASTICHE, August 29
LE RENDEZ-VOUS, September 5
PY STEAKHOUSE, September 11

For information & reservations
CALL 308-3104
PRIMAVERACOOKS.ORG

TITLE SPONSOR
COX

DESERT DIAMOND
CASINO & ENTERTAINMENT

CARONDELET
HEALTH NETWORK

Farhang & Medcoff

Community Partnership
of Southern Arizona
Regional Behavioral Health Authority

LONG
REALTY
Cares
Foundation

KOLD
NEWS 13
COMMUNITY ACTION



DOUBLE YOUR SUMMER DONATION

An anonymous donor has offered a dollar-for-dollar match this summer. Your donation today has even more impact!

Do you have reward points accumulating on your credit cards?

Please consider donating your points to Primavera, like Briggs and Pat Ackert did. They donated their 95,700 points which we used to purchase household items for Casa Paloma, Primavera Works, Catalina, the Men's Shelter and the Greyhound Family Shelter. We were able to purchase several items from the Vantage West Credit Union on-line catalog: a slow cooker, an upright vacuum, two electric can openers, a non-stick skillet and griddle, two 12-cup coffee makers, a four-piece utility knife set, a bowl set, and two down pillows. Our programs had great need for these items! It was such an innovative way to support Primavera Foundation. **Thank you, Briggs and Pat, for your continuous support of Primavera and for your unique giving method!**



PRIMAVERA'S AFFORDABLE HOUSING IS QUALITY HOUSING

Composting, community support, gardening, and a long-term permaculture plan are turning our affordable rental properties into premier places to live



Volunteers, Primavera staff, and residents break ground at Winstel



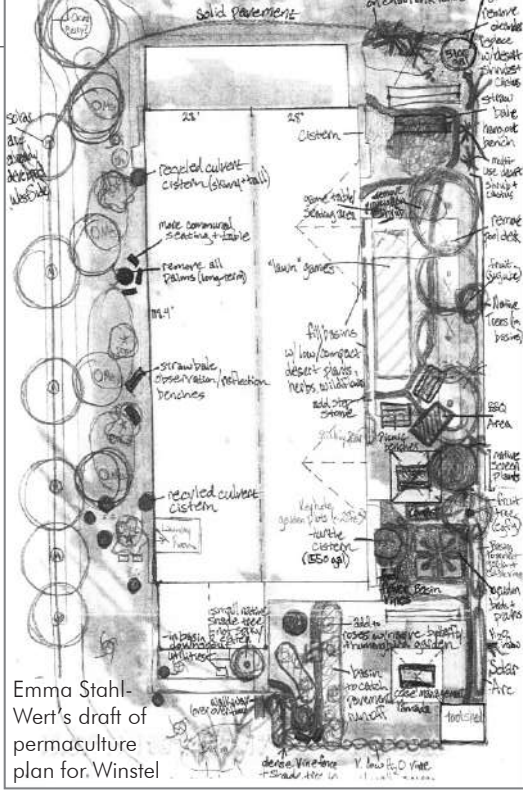
Winstel resident, Steve, builds retaining walls for the gardens



Casa Paloma residents, Cathy and Alex, in the Tierra Anita Garden



Harvested cabbage from the Casa Paloma plot in the Tierra Anita Garden



Emma Stahl-Wert's draft of permaculture plan for Winstel

thank you

- Bartlett Tree
- Borderland Brewery
- Community Food Bank
- eegee's
- Epic Café
- Food City (at 39th)
- Kalil
- Native Seed Search
- Shot in the Dark
- Sparkroot

for supporting our greening + housing improvements

In the Spring 2012 Springboard we shared some exciting plans about a NeighborWorks® America grant that allowed us to complete some substantial rehabilitation and greening on several of our properties. Our article provided a greater overview of the structural changes happening at our properties, such as the 1,550-gallon rainwater harvesting cistern and a greywater system at our Winstel Terrace Apartments. We'd like to share in greater depth what it means for us to upgrade our properties—what it means for our residents, and for our community.

Rooted in the belief that every individual has intrinsic worth, Primavera has always pushed to find new ways to improve the quality of programs and services. One way we are improving our services is by creating beautiful and usable outdoor spaces for our residents. Shade, gardens, and outdoor gathering spaces are not generally considered the hallmark of "affordable housing." We aim to change that.

THE COMMUNITY IS ON BOARD

Cultural shifts can happen when individuals make small investments in big ideas. Primavera

introduced composting as a way to cultivate resources we would need for gardening on a larger scale, and thus far, that practice has integrated quickly in day-to-day practices; staff members at Primavera routinely save food scraps for compost. Local businesses have also allowed us to expand the scale of our operation with donations of coffee grounds, produce scraps, mulch, tools for working, and general education and guidance. (See acknowledgements on page 5.) We're producing nutrient-rich compost that is funneled to our properties for ongoing cultivation of gardens.

While the work of turning and planning for the distribution of compost is the work of several key staff, notably our Garden Coordinator Emma Stahl-Wert and her supervisor, Jenna Van Laningham, the planning and building of garden plots is happening through the involvement of Primavera's staff, volunteers, and residents. At the Winstel property, volunteers from St. Mark's United Methodist Church joined staff and residents in the hard work of digging the frames of the two 10x10 keyhole garden beds. One Winstel resident in particular, Steve, worked the entire day with the group of volunteers and staff, serving as the digging expert.

Even with all the people willing to put their backs into breaking soil, Steve's skill at using a jack hammer was what really allowed the entire project to proceed. Now we have gardens walled out, lined with a drip system that will be fed by our cisterns, and rich soil from our own composting. When the weather begins to cool in the fall, residents will begin to grow food.

GARDENS MEAN SOMETHING

We already see what having a garden can do for residents. At Tierra Anita, a community garden where the women of Casa Paloma transitional housing program have a thriving plot, the women participate in the entire life-cycle of their own food.

Alex and Cathy, two of the current residents, take visitors through the garden. As they go, they name each plant. Six months ago, few of them would have known a broccoli rabe from a weed. Now they

are growing their own fresh food. They speak of soil preparation, planting strategies, plant cultivation, harvesting, and cooking. When asked if they will grow their own gardens when they move on to their own permanent affordable housing, they all said, "Absolutely."

PERMACULTURE

This is just the start. Primavera isn't just turning unused, dirt-filled portions of properties into thriving, nourishing gardens—we're also doing work over the next five years to transform outdoor spaces into beautiful and livable spaces. In March, Emma Stahl-Wert attended a permaculture course with the Sonoran Permaculture Guild. Permaculture is the landscaping philosophy that community space can be cultivated in ways to care for people, care for the earth, while also generating shareable resources. It made perfect sense during her training for Emma to develop a larger property plan for how to transform the space at Winstel.

The plan will require funds, hard work from volunteers, residents, staff, our community, and you. If the past year of our development and cultivation of garden resources is any indication, we'll have no problem steadily transforming our properties into beautiful, sustainable places to live—something our residents deserve.

thank you

\$25,000+

Community Finance Corporation
Cox Communications
Jane W. Thorne
The William and Mary Ross Foundation

Monetary donations received April 7 - July 7, 2012

\$10,000+

Sprouts Farmers Markets
Women's Foundation of Southern Arizona

\$5,000+

Anonymous
The Fred and Christine Armstrong Foundation
Long Realty Cares Foundation
National Bank of Arizona
Linda + Ken Robin
Tohono O'odham Gaming Enterprise

\$2,500+

Mary Carol Bergen
Farhang and Medcoff, PLLC
Lucille + Jonathan Penner
Carol L. Simpson

1,000+

Anonymous
Ashton Family Foundation
Betsy Iventosch Babb + Frank Babb
Nancy Bissell
Casas Adobes Congregational Church
Leslie J. Cohen + Kalyanraman Bharathan
Paul + Dolores Gohdes
Keith + Adrienne Lehrer
Lincoln Family Trust
Dee Dee McCabe
John + Sandy Mitchel
Oro Valley United Church of Christ
Dr. Thad L. Regulinski + Dr. Anne Stericker
St. Mark's United Methodist Church
Tucson Electric Power Company

Gordon + Elizabeth Packard
Resurrection Lutheran Church
St. Philip's in the Hills
Greer Trotter Warren + Paul Gold
Debbie Wong + Paul Almazan

\$250+

Peter W. Adams + William S. Wire
Gary + Olivia Albert
Anonymous
Cathleen + Peter Becskehazy
Beth Ann Carey
Yves Carriere + Kathleen Walker
Kenneth Kay + Karen Christensen
City of South Tucson
Daniel Clemens
Kathy Dixon
Jacques + Micheline Dumont
Susan M. Dunn
DWE Management Consultants
Daniel + Mary Alice Eckstrom
Bette + Gerard Ervin
Susan + Robert Fagotti Jr.
Stephen J. Farley
Peggy J. Forsythe
Mary Lou Forier + John E. Wahl
Andrea + Howard M. Gabbert, II
Paul Gold
Michael + Patty Gramling
Joseph R. Heller, Ph.D.
Malcolm K. Hughes

\$500+

Kathryn + Andre Anderson
Anonymous (2)
Dr. Robert + Frances Beren
Janice S. Crebbs
Susan Muhfeld Day
Melissa T. Fitzgerald
Betty B. Geehan
William + Silke Hoffmann
Dr. Katherine F. Nutt
Luis A. Ortiz

International Community of Submitters
Joni Jones
Elizabeth + Rory A. Juneman
Chris + Linn Karabinas
Creston + Elizabeth King
Daniel + Cynthia Klingberg
Mary + Paul Koss
Margaret A. McDonald
Steve + Cynthia Miller
Brenda J. O'Brien
Scott Odom
Catherine Penn + Steve Williams
Douglas + Robin Rainwater
Cynthia Regens
Terry A. Richmond
Sara Ridenour
Carol Romero
Andrew + Heather Rouse
Shirley + Larry Schiever
Edella C. Schlager
Dale Shellhorn
Andy Silverman + Starr Sanders
Jeffrey + Keri Silvyn
Mary + Jeffery P. Somers
Frances Ann Walker
Richard + Karla Weeks
Fred L. Willard
Kenneth C. Wood

the summer wish list



Your generosity helps the women, men, and families of Primavera no matter where they are on their pathway out of poverty. Such small things as food, clothes, and toiletries make a big difference as people are living on the streets, as they're setting up their new homes, as they're outside doing hard work with Primavera Works. Thank you for supporting our participants through these hot summer months!

CLEAN

Disposable razors
Sun block
Deodorant
Foot powder
Toothbrushes
Bottled water
Vaseline
Bar soap

MEALS

Sack lunches
Breakfast meal teams
Lunch meal teams

CLOTHES

Socks
Men's dress + casual clothing
Men's shoes, sizes 10-14



Donations and sack lunches can be dropped off at 151 W. 40th Street
Monday - Friday / 9:00 am - 5:00 pm

To sign up for meal teams contact
Ashley Krogel at 308-3110

IN-KIND DONATIONS / received January 4 - July 7, 2012

Briggs + Pat Ackert
AGM Container Controls
Robert + Johanna Alexander
Alpha Epsilon Phi
Susan Anderson
Anonymous
Bag Lady Project - Debbie + Richard Pinnell
Bed Bath & Beyond
Joan H. Bergman
Janet S. Burkhart
Candace T. Canton
Catholic Ladies of Tucson Estates
Marie Christiansen
Peter Cinquemani
Barbara Copeland
Michael Coward
Janice S. Crebbs
Armando Cruz
Daniel Cwiak
Annette + Mark David
Pierson + Glenda Dean
Gail Deebin
William + Debbie Deets
Elsa Duarte
Einstein Bros Bagels
Jonathan + Mildred Elias
Pam Ellis
Stewart S. Elson
Roberto Flores
Sharon Fradenburgh + Joe Taylor

Jennifer Fritsch
Donald B. George
Hugo Gonzalez
Debra Govan
Rosemary Granillo
Cory Harast
Donna Harrison
Mark Heyman
G. Highton
Home Depot
Beth A. Hoover
Kim Hutsell
IBM Community Relations
Grete Iggena
Sandy Johnson
Brenda Joyce
Elizabeth L. Kennedy + Barbara J. Prebis
Kristina Knauer
Holly S. Lachowicz
Lyda L. Langeberg
Heather Lazarus
Paul Ledbetter
Chuck Liberty
Gabriel Longoria
Jim Lopez
Tammy Martinez
Don Maxwell
Karen May
Molly McKasson
Jose O. Mendoza
Doug Meriwether

Miller's Surplus
Patrick Moore
Most Holy Trinity Ladies
Donna Nervik + Donald Janak
St. Thomas More Catholic Newman Center
Russell Nofsinger
Toetie Oberman
Old Pueblo Community Services
John Oliphant
Organized Connection
Oro Valley United Church of Christ
Our Saviour's Lutheran Church
Marianne Parmenter
Denver Patterson
Sandra Persels
Vicki Pessin
Red Wing Shoe Stores
Rincon Country RV Resort
Lanore Ritter
Roger Ross
Sally A. Schneider
Joseph + Almut Scott
Clay Sherman
Debbie Sherrow
Bill + Edie Shields
Richard + Judith Skrill
Splendido at Rancho Vistoso
St. Marks United Methodist Church
St. Michael's + All Angels Church

Alex Sproule
Georgette Stadler
Sloan Stevens
Snell and Wilmer Law Office
Jeannine A. Sturm
Barbara L. Sturm
Summit Hut, Ltd.
Talerico Family
Target
Bridget Tighe
Trinity Presbyterian Women
Robert Tucci
Tucson Downtown Lions Club
Tucson Estates Retirement Center
Craft Club
Tucson Estates Women's Association
Tucson Toros
Maria Trujillo
University of Arizona Residence Life
Anton Vanderwyst
Jose Villa
Villa Hermosa
Carmen Villegas
Voyager RV Park
Willanne Winchester + Family
Andrea Winkle
Debbie N. Wong + Rene Almazan
World Class Home Care Products
Tomas + Julia Zahn

**YOUR CACTUS IS BACK FROM
SUMMER VACATION SOON.**

IS YOUR YARD READY?



YARD CLEAN UP CREWS, MINI-CREWS, &
INDIVIDUAL WORKERS. (520) 882-9668.

PRIMAVERA WORKS

The workers you need, when and where you need them

Springboard is a publication of the **PRIMAVERA FOUNDATION**
151 W. 40TH STREET, TUCSON, AZ 85713
(520) 882-5383 / WWW.PRIMAVERA.ORG

*Primavera Foundation provides pathways out of poverty
through safe, affordable housing, workforce development,
and neighborhood revitalization.*

Springboard welcomes your story ideas, comments, and any letters you
would like to share about our programs. Send correspondence to the
address above or email: foundation@primavera.org

BOARD of DIRECTORS

Leslie J. Cohen, J.D.
President
Susan Tarrence
Vice President
Joel Gastelum
Secretary
Debbie Wong
Treasurer
Nancy Bissell
Primavera Co-Founder
Gordon Packard
Primavera Co-Founder

Adriana Cohen
Jan Crebbs
Adrian Duarte
Michael Dunne
Keith Graham
Leslie H. Hunter
David Longoria
Ana López
John Schwarz
Joseph Scott
Andy Silverman, J.D.
David Wohl

SENIOR STAFF

Peggy Hutchison, Chief Executive Officer
Nick Taras, Chief Operating Officer
Marcy Brell, Chief Financial Officer
Michael Finkelstein, Chief Development Officer
JoAnn Salazar, Chief Human Resources Officer
Denise Taub, Chief Asset Manager
Cammie Dirrim, Chief Compliance Officer and IT Officer

SPRINGBOARD EDITORIAL TEAM

Reneé Bibby, **Michael Finkelstein**, **Peggy Hutchison**,
Esperanza Lumm, and **Jenna Van Laningham**.



WWW.PRIMAVERA.ORG
520-882-5383
TUCSON, AZ 85713
151 W. 40TH STREET

OUT OF POVERTY
PROVIDING
PATHWAYS

PRIMAVERA



The Primavera Foundation, Inc., is a non-profit social service agency that makes its services available to people regardless of race, color, religion, disability, national origin, political beliefs, veteran status, gender, sexual orientation or age. Reasonable accommodation and special assistance are available in compliance with the Americans with Disabilities Act. The Primavera Foundation, Inc., is an Affirmative Action/Equal Opportunity Employer. // Current primary funding sources include: Bank of America Charitable Foundation; The Bartol Family Partnership; CED-1/M HOME; City of Tucson, Community Services Department; Community Foundation for Southern Arizona; Community Partnership for Southern Arizona; Cox Communications; JDD Holdings Inc.; John & Helen Murphy Foundation; JPMorgan Chase; Marshall Foundation; NeighborWorks@America; Prima County; Side by Side Foundation; John M. Simpson Foundation; State of Arizona Department of Economic Security; United States Department of Labor; United States Emergency Food and Shelter National Board Program; Department of Housing and Urban Development; Department of Veterans Affairs; Women's Foundation of Southern Arizona. // In addition to these sources, we rely upon the financial contributions, in-kind donations, and volunteer services from individuals, the local faith community, and civic organizations.