



## A Word From . . .

Andrea Davis  
Executive Director

## Carbon Footprints

Greetings! It's been a busy spring here at homeWORD with projects under construction in Missoula, Lewistown and Anaconda as well as providing quality financial and homebuyer education and counseling. In addition to our core work, we have undertaken a Greenhouse Gas (GHG) assessment for the second year in a row to understand our "carbon footprint" for our Missoula and Billings business operations. At homeWORD we're committed to environmental sustainability and social responsibility. It's our mission to thoughtfully build environmental sustainability into our core operations. We feel strongly that raising the awareness of our energy consumption will help us as an organization and, as individuals, become more responsible members of the planet.

homeWORD has been developing affordable housing using sustainable methods for over 16 years. Housing development has an environmental impact, and we know we can't build for the future by destroying the environment today. Construction debris (new construction, demolition and renovation) is a substantial contributor to landfill waste, and we limit it by coordinating the reuse or recycling of product. Additionally, today in the U.S. homes and buildings consume more than a third of the total energy used. That's why we strive to construct with smart building technologies, durable building materials, low energy appliances and light fixtures, and low use water fixtures. This is a win-win because homeWORD saves money operating the apartment buildings, our residents save money on their utilities and rent, and we reduce our impact on the environment. Taking that to our daily business operations, we partnered with ClearSky Climate Solutions to find out the size of our carbon footprint.

The team at ClearSky helped us figure out exactly what we need to measure – and we drew "boundaries" around our Missoula and Billings office operations and collected data ranging from transportation to events to utility use and purchases. Their scientific analysis measured our carbon footprint – in other words, how many metric tons of carbon dioxide (CO2) equivalent we produce as an organization in 12 months. That resulted in 61 metric tons for 2010, up from 51 tons in 2009 (by adding our Billings office we knew it would increase). The good news is that relative to businesses of a similar size and scope, we produce fewer emissions overall. Now what? ClearSky reminds us the goal of this

project is to measure, reduce and then balance the GHG emissions with carbon offsets. According to ClearSky "a carbon offset is equivalent to one metric ton (2,205 lbs) of CO2 equivalent that has been removed from the atmosphere or prevented from being released."

ClearSky's philosophy is "that purchasing offsets is only the final step in going climate-neutral. The two previous steps are equally important: assessing your GHG footprint and reducing your emissions where possible." So how do offsets work? It's likely your business or activity will have unavoidable emissions and we can balance that by purchasing an equivalent reduction in GHG emissions from somewhere else. Because GHG emissions aren't limited to the area where they're produced, a project to help reduce carbon supported by the purchase of offsets helps the global climate. While there is criticism out there against the purchase of carbon offsets because it's a way for people to pay for their pollution rather than make changes, this system of carbon "currency" does provide a way to first, understand our affects, and second, to tangibly contribute to an active solution. Purchasing these offsets should only be used as a tool after assessing overall emissions and making a sincere effort to reduce them. Measuring what we consume so we have the knowledge to make choices and reduce our emissions helps us become a more responsible community partner. While we already implement programs to reduce GHG emissions by encouraging the use of commuting alternatives, recycle wastes and purchase recycled products for the office, we chose to offset our carbon footprint again this year by purchasing carbon credits to support nine pooled ranching contracts in southeastern Montana where carefully managed rotational grazing practices help sequester carbon, maintain native grassland species and help provide habitat for native species.

When construction is complete at Solstice, we'll be moving into new office space of our own. Measuring our consumption elevates our awareness so we can further reduce our carbon footprint and reduce our operating expenses – and that allows us to put more resources into affordable housing.

homeWORD is deeply committed to sustainability, smart land use, resource and energy efficiency, and community-driven projects. While this tool isn't perfect and doesn't make our daily functions void of environmental impact, it does furnish our staff, Board and organization the knowledge to make choices and share that experience with others so together we can make a real difference.

# news&EVENTS

Please join us...  
for a tour of Orchard Gardens!

Learn more about homeWORD's innovative programs and award-winning sustainable housing.

Tuesday, August 2, 2011

4:30-5:30pm

210 N Grove St, Missoula (west of Reserve St)

Space is limited; please RSVP to liz@homeword.org or by calling 532-4663 x16 by Friday, July 29.

## Upcoming Classes

"Get Ready for Home Ownership"

\$20/person, \$35/household

### Billings

August 9-11, 6-9pm

September 6-8, 6-9pm

October 4-6, 6-9pm

All classes held at Southern Lights Community Room

801 S 28th St

### Missoula

Saturday, August 13, 9am-6pm

Mountain West Bank, 3301 Great Northern Ave

September 12, 13, 19 and 20, 6-9pm

Lambros Real Estate ERA, 3011 American Way

Register and pay online at [www.homeword.org](http://www.homeword.org)

Call (406) 532-4663 x10 for more information!

"Financial Fitness"

\$10/person

### Missoula

Saturday, July 23, 9am-6pm

Saturday, August 20, 9am-6pm

September 20-22, 6-9pm

All classes held at homeWORD

127 N Higgins Ave, Ste 303



## Thank you to our FY11 Major Donors!

### \$250-\$499

Allied Waste Systems  
Anderson ZurMuehlen & Co.  
Anonymous  
Mirtha Becerra & Adam Johnson  
Christine Dascenzo  
Dennis Dascenzo  
Design Balance  
Sue DeThomas  
KD Dickinson  
Susan Estep  
Phillip & Julie Gardner  
Patricia Hogan  
Lizzi Juda & Steve Nelson  
Sheila Lund  
Missoula Community Foundation  
Missoula Pediatric Dentistry  
NeighborWorks Montana  
Susan O'Connor  
St. Peter Law Offices P.C.

Julie Stiteler  
Territorial-Landworks Inc.

### \$500-\$999

Adapt Design + Build  
Beaudette Consulting Engineers  
Boyce Lumber  
Combined Federal Campaign  
Comfort Systems USA - Temp Right Service  
Datsopoulos, MacDonald & Lind P.C.  
Andrea Davis  
Joe Easton  
Energetechs  
Gavin-Hanks PLLC  
Good Food Store  
Mike Kadas & Martha Newell  
Daniel Kiely & Kay Grissom-Kiely  
Anna Martello  
Missoula Federal Credit Union

Missoula In Motion  
MMW Architects  
Payne Financial Group  
Mary Shaffer & Kent Perelman  
Mary Stranahan  
Sally Weaver

### \$1,000-\$2,499

City of Billings CDBG Program  
Encompass Design  
Enterprise Holdings Foundation  
First Interstate Bank  
Nate & Liz Johnson  
Missoula Independent  
NorthWestern Energy  
Jill Perelman  
Ruth & Kim Reineking  
Holly Schroeder  
Scotty's Table  
Six Pony Hitch  
The Judy Family Foundation

### \$2,500-\$4,999

Anonymous  
City of Missoula CDBG Program  
Marshall & Mary Brondum  
Special Assistance Foundation  
Montana Radio Company

### \$5,000+

Big Sky Institute for The Advancement of Nonprofits  
First Interstate BancSystem Foundation  
Gallagher Western Montana Charitable Foundation Inc.  
Harrington Charitable Lead Unitrust  
U.S. Bank  
United Way of Missoula County  
Women's Foundation of Montana

## Ouellette Place Receives Historic Preservation Award

homeWORD, along with the Lewistown Community Development Corporation, Historic Preservation Officer Duane Ferdinand, CTA Architects, Birdwell Builders, the City of Lewistown, and VITUS Innovative Development were nominated and selected to receive one of Montana's 2011 Historic Preservation Awards for the outstanding rehabilitation effort of the Ouellette Place Apartments in Lewistown.

Every other year the State Historic Preservation Office of the Montana Historical Society presents a limited number of awards to people or projects contributing in important ways to the retention of Montana's historic places, cultural properties, and archaeological sites.

The 2011 Governor's Award for Preservation was presented on January 19 in Helena by Lt. Governor John Bohlinger. Executive Director Andrea Davis, Housing Development Director Heather McMilin and Housing Project Manager Julie Stiteler accepted the award on behalf of homeWORD.

We are still accepting applications for Ouellette Place; please call (406) 532-4663 x10 or email [info@homeword.org](mailto:info@homeword.org) if interested.



## Missoula Federal Credit Union Volunteers Participate in United Way of Missoula County's Day of Caring

On Friday, June 17 ten Missoula Federal Credit Union employees got their hands dirty - literally! - at homeWORD's Orchard Gardens development in Missoula as part of the United Way's annual Day of Caring. Their volunteer project consisted of pulling weeds from the landscape beds, which staff and residents alike greatly appreciated! At homeWORD, we want our residents to feel a sense of ownership and take pride in where they live. We hope that our residents feel invested in their home, especially when provided with opportunities to participate in community projects



like Day of Caring. By inviting the community to help us maintain and beautify the homes we build, we raise awareness of who we are as an organization and what we provide to working families in Missoula.

Maintaining the landscaped space at Orchard Gardens is an important task and a part of the ongoing needs of the property. Assistance with this work helps us offset the maintenance costs of the property and will allow us to use the savings to purchase kitchen supplies for the resident community room. Thank you Missoula Federal Credit Union and the United Way of Missoula County!

# LEED Registered Office Space

— FOR LEASE / SALE —

New commercial space built to suit  
Available early 2012

- Spaces ranging from 500 to 7000 SF
- Rents ranging from \$11 - \$15 / SF plus \$4 NNN
- Optional shared 1000 SF Conference Space
- Common Break Room
- Located at Broadway & Russell, along Clark Fork River

Please contact:

homeWORD @ 532-4663 x10  
KD @ Portico Realty - 240-5227



homeWORD

127 N Higgins Ste 307  
Missoula, MT 59802  
www.homeword.org

RETURN SERVICE REQUESTED

NONPROFIT ORG  
US POSTAGE  
PAID  
MISSOULA MT  
PERMIT NO. 569

# homeWORDbound

BUILDING FUTURES FOR ALL. Summer 2011 Issue 29

*homeWORD hosts 9th Annual Sustainability Tour*

*“Preserving the Past, Building the Future”*

MISSOULA - On Saturday, June 11, from 12-5pm homeWORD hosted its 9th Annual Sustainability Tour showcasing eight Missoula residences that demonstrate green building techniques and sustainable living practices. The theme of the 2011 tour was “Preserving the Past, Building the Future” and featured some notable remodel projects including the renovation of the historic Elrod House in the University district, Missoula’s first residential wind turbine in the lower Rattlesnake, an amazing garden in the Franklin to Fort neighborhood featuring over 100 native plant species, and homeWORD’s own preservation of the historic Lenox building downtown.



As in years past, attendees participated in the tour using a variety of sustainable transportation options including bus, moped, bike, walking and carpooling. Over 130 community members attended this year’s event!

All tours started at the Boone and Crockett Club under the Higgins Bridge and ended at Bayern Brewery where tour goers enjoyed a complimentary pint. Bayern also provided tours of the brewery, and homeWORD gave away some awesome door prizes courtesy of our sponsors. The event was sponsored by the Trail 103.3 and U.S. Bank (High Performance) as well as First Interstate Bank, the Missoula Independent and NorthWestern Energy (Innovator). Our tour was also supported by 20 other local businesses and organizations at the Green Builder level, in addition to 21 Green Supporter sponsors.



For a complete list of sponsors, and to see photos of this year’s tour, please visit [www.homeword.org](http://www.homeword.org) or our Facebook page.

Top right: Attendees gather at the start of the 2011 Sustainability Tour at the Boone and Crockett Club  
Bottom left: Homeowner Marilyn Marler gives visitors a tour of her home’s native plant garden in the Franklin to Fort neighborhood

*Stay tuned...*

homeWORD is excited to launch a new website to the public in early August! We will also be announcing our new logo, tagline and marketing materials. Even though our look is changing, we are still the same organization with the same mission - to provide safe, healthy, affordable housing using sustainable methods and to promote strong communities through housing counseling and education for those most in need.

## Welcome to homeWORD...

### Stacey Miller, Finance Coordinator

Stacey joined homeWORD in January as our Finance Coordinator. She is a Missoula native as well as a Certified Public Accountant (yes, the order IS important). She has worked as a CPA for over 25 years, specializing in business consulting, retirement plan administration and auditing non-profit entities’ compliance with government and grant requirements. Stacey loves to travel and hike, often incorporating the two passions. Stacey is happy about joining homeWORD’s efforts to make Missoula a better place to live.



### Congratulations to our newly appointed Board Officers:

**Dave Glaser, President**, has served on the Board since October 2008 and is President of the Montana Community Development Corporation in Missoula.

**Mirtha Becerra, Vice President**, has been a Board member since May 2008 and is the Transportation Information Specialist for the Missoula Office of Planning and Grants where she has worked for more than five years as a Planner.

**Rena Hansen, Treasurer**, joined the homeWORD Board of Directors in July 2008. She has been a CPA with Boyle, Deveny & Meyer since 1991 and became a partner in 2002.

**Trent Baker, Secretary**, has been a homeWORD Board member since October 2008 and is an attorney with Datsopoulos, MacDonald & Lind, P.C.