

Bloomington Rotary Club

Roundabout

October 19, 2021

Next Week's Program



Next week Tom Morrison, IU VP for Capital Planning and Facilities, will give us a progress report on the Indiana University Master Plan. Morrison serves as IU's chief capital, facilities, planning, and real estate officer, overseeing all facility-related operations, acquisitions, and capital projects. He also serves as a liaison to state and federal agencies for all capital-related items. He maintains responsibility for the physical infrastructure and development of IU's campuses, encompassing a real estate portfolio of more than 800 buildings with a value of nearly \$9 billion.

He has overseen planning and construction expenditures exceeding \$2.6 billion and the completion of numerous new major capital and renovation projects. Under Morrison's leadership, IU has instituted a \$1 billion repair and rehabilitation plan that has been successful in addressing the university's goal to eliminate its deferred maintenance backlog by 2020 as well as perform continued repairs and renovations as they arise.

Prior to coming to IU, Morrison held leadership roles at Ball State University and the University of Virginia.

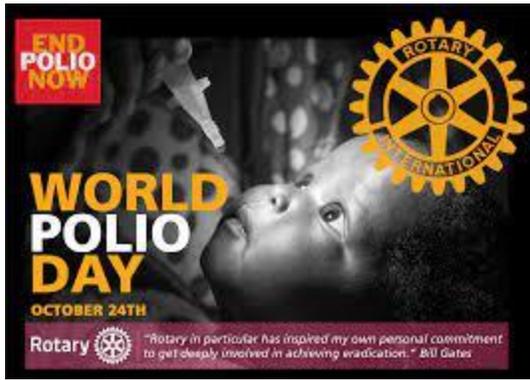
He holds a doctorate in higher education administration from Ball State University, a master's degree from the University of Maryland, and a bachelor's degree from the University of Denver.

This Week's News

Indiana Books and Rotary Fellowship. The Bloomington Rotary Book Club held its inaugural meeting on Zoom last week and had a terrific discussion about the book *The Ku Klux Klan in the Heartland*, by James Madison. **President Sally Gaskill** reported the club has decided to meet quarterly. At least for the first few meetings, it will read books with an Indiana focus. Next up will be *Why Fish Don't Exist: A Story of Loss, Love, and the Hidden Order of Life*, by Lulu Miller. It is the story of David Starr Jordan. The book club will meet in January and all are welcome.

Rotary Toast 2021. We're down to the wire! Just **TWO** weeks remain before this year's Rotary Toast honoring Charlotte Zietlow on Friday, November 5. Tickets for the in-person event are \$100; "view only" tickets are \$25. Register at rotarytoast.com before the end of the day on November 2. Need help? Email **Natalie Blais** at jennerblais@gmail.com.

Trash and Treat. This Saturday, October 23, is our Adopt-A-Road trash pick-up from 1 to 3 p.m. It will be fun! It's not too late to sign up. Email **Michael Shermis** at shermism@storyinsights.com.



World Polio Day is this Sunday, October 24. Each member received an email from Polio Plus. We have TWO major messages this year:

- Rotary and its partners have reduced polio cases by 99.9% since 1988. So far in 2021, only two cases have been reported, both in January: one in Pakistan and one in Afghanistan.
- If we are successful, polio will be only the second human disease ever to be eradicated.

The club board decided to adopt a small fundraising campaign in honor of World Polio Day. Members received a survey following this week's meeting asking for a \$5 contribution to help eradicate polio, with the amount simply added to your quarterly bill. Of course you are welcome to give more than \$5. Because of a grant from the Bill & Melinda Gates Foundation, funds will be double-matched, so if you give \$5, it will turn into \$15. Thank you for your generosity.

This Week's Program. Available on YouTube: <https://youtu.be/Fp4LSQpyNcM>



Jim Bright introduced this week's speaker, Wendi Goodlett, President and Chief Executive Officer for Habitat for Humanity of Monroe County, where she has served since 2018. She worked extensively in development and advancement prior to taking on the CEO role, most recently as Director of Development for Major Gifts in the Indiana University Kelley School of Business. Wendi volunteered at Habitat for more than a decade in many capacities including as a construction crew leader, on the family selection committee, and on the Board of Directors for five years. In 2013, she was awarded the affiliate's *Volunteer of the Year* service award.

Wendi began by thanking Rotary. Both she and her daughter Baileigh received Rotary scholarships. She also thanked **Charlotte Zietlow** for selecting Habitat as the charity to benefit from this year's Rotary Toast. She noted the congruence in Habitat's and Rotary's missions:

- Both are committed to fighting poverty, reducing disease, and supporting education and literacy. She reported that one in seven households in the U.S. spend 50% or more of their income on housing. Habitat works to reduce that cost burden and build generational wealth through home ownership. One-fourth of families live in conditions with mold, pests, and chemicals that harm their health. Stress from unsafe or uncertain housing also takes a toll.

- Both organizations work internationally, with Habitat having impacted 35 million families in 70 countries, while Rotary has 35,000 clubs in more than 200 countries. Our local Habitat “tithes” \$100,000 per year to assist in Uganda and El Salvador.
- Both also value fellowship and work to create a sense of community.

The Habitat model springs from [Koinonia Farm](#), an interracial Christian farming community near Americus, Ga., founded in 1942 by Clarence Jordan. Its members worked together for the common good; all persons were treated equally. Koinonia continues today as a working farm and Christian community.

Habitat’s model is based on volunteer labor and “sweat equity” from future homeowners to build affordable homes, training in home maintenance and financial literacy training, and no-interest mortgages. Habitat Monroe County normally builds ten houses a year. From March 2020 through March 2021, it completed three houses to house eight individuals, despite not being able to employ its usual volunteer force. Funds to purchase construction materials came from Women Build fundraising efforts and those of a local bicycling group. This spring, the local chapter received 75 applications and accepted seven. To qualify, families must spend more than 30% of their income on rent, live in substandard conditions (faulty wiring, leaky roof, overcrowding), and demonstrate they can pay off a 15- or 30-year mortgage. For many, Wendi said, their acceptance by Habitat is the first time anyone has believed they can accomplish anything. The confidence they gain does not end when they move into their home. Many go on to further education, get promotions at work, send their children to college, and so forth.

The pandemic impacted almost every Habitat family, but the “planning for the unexpected” they learned in Habitat budgeting classes helped them survive and recover. Habitat also offered loan forbearance. Twelve families took advantage of the offer. All but one are now caught up, and the one remaining one soon will be.

Monroe County is the most expensive housing market in Indiana, noted Wendi, with 55% of renters “cost-burdened” by paying more than 30% of their earnings for housing; 38% are “severely cost-burdened” and pay more than 50% for housing. The poverty rate in Bloomington is 33.2%; in the county it’s 22%.

Habitat is the only organization in Monroe County that provides a path to home ownership. Key barriers it faces:

- Low housing inventory
- Increasing housing prices
- High purchasing costs, including down payments, closing costs, and interest rates.

Black and brown residents own homes at less than half the rate of whites, due to historical systemic issues like redlining. HUD funding plays a critical role in improving access.

Osage Place is Habitat Monroe County’s latest community development. Located near Switchyard Park, the B-Line Trail, and public transportation, this neighborhood totals 12.5 acres, 4.5 of them gifted by the Monroe County Commissioners (a parcel purchased when Charlotte Zietlow was a Commissioner). When the development is completed, it will house 70 families. Osage Place houses will be “net-zero ready,” wired for solar panels, and include water- and energy-saving features. At least one will have a zero-step entry to accommodate people with mobility challenges.

Like every other builder, Habitat faces rising materials costs. During the pandemic, it has experienced a 400% increase in dimensional lumber, dramatic increases in steel and plastic (which are sometimes unavailable), and labor and subcontractor shortages.

Q: What is the average cost of a Habitat home? Not including land and infrastructure costs, the average home costs \$95,000. The per-square-foot cost has increased during the last year and a half from \$68 to \$84 and is still rising. Compare this with the cost of new construction in the regular housing market of \$300/square foot.

Q: With \$100,000 of Habitat Monroe County’s annual budget going abroad, how do you make sure it is not wasted in graft? Habitat International works closely with Habitat chapters to assure that funds are spent appropriately. In Uganda, every Habitat house is equipped with a latrine that is usable by the entire community. Habitat also provides sanitary products for girls to improve their ability to stay in school. Property ownership documents assure that children who are orphaned by AIDS have the legal right to retain the Habitat house.

Q: Is Women Build back? Yes, this month Habitat welcomed volunteers back for Women Build. They raised a record-breaking \$200,000.

Q: I want to donate a brand-new kitchen faucet. How do I do that? You can call the office at 812.331.4069, or visit ReStore, which sells still useful building supplies and furnishings. Proceeds support Habitat's new home construction.

Q: If you had your druthers, would you put 70 homes in one neighborhood or spread them out? Habitat realizes efficiencies from co-locating houses, from pouring multiple slabs at once to having a warehouse onsite to reduce delivery and mobilization time. At the Trailview Community, residents love living in a neighborhood where they can help and support each other.

Q. What is the legacy of a Habitat home? Can it be sold? Most residents stay long term. While they still have a mortgage, Habitat has first refusal rights to buy back the house.

Our Weekly Gathering, September 14

President **Sally Gaskill** welcomed members and guests to Bloomington Rotary Club's weekly Celebration of Service. She thanked greeter **Bill Perkins**, producer **Michael Shermis**, Zoom manager **Joy Harter**, and remote camera/mic operators **Martha Foster** and **Earon Davis**.

Steve Ingle welcomed members in the Frangipani Room:

- Colleen McKenna, guest of **Jim Bright**
- John Armstrong, guest of **Sara Laughlin**
- Baileigh Goodlett, guest of **Owen Johnson**
- John Taylor, guest of **Hank Walter**

On Zoom, Joy Harter welcomed Mary Morgan, guest of **Jim Bright**.

Sara Laughlin shared the story of her family's involvement with Habitat. She ended, "My daughter Hannah and I continue to be donors because we've seen the impact Habitat has on families, neighborhoods, and volunteers young and old."

Happy birthday to:

- **Mike Wade**, October 21
- **Charlotte Zietlow**, October 21

Sally noted that membership anniversaries this week added up to "a lot of Rotary service":

Past President **Loren Snyder**, 6 years in our club and 6 years in another club

Ann Wrenn, 15 years

George "Tom" Boone, 13 years in our club and 25 in another club

Bill Murphy, 14 years in our club and 28 in another club

Reporter: **Sara Laughlin**