

# Queens Phase Two

QUEENS, NY



## Project Description

Habitat NYC and Westchester acquired a portfolio of vacant and dilapidated homes from the New York City Housing Authority (NYCHA) with the goal of rehabilitating/constructing them as **affordable, energy efficient homes for low-income families who are first-time homebuyers**. The 23 homes, 20 of which are in Queens and three of which are located in Brooklyn, were formerly in the Federal Housing Administration (FHA) program. Many of these properties have fallen into severe disrepair and have a negative impact on the surrounding community.

The homes, 20 of which will be rehabilitated and three of which will be newly constructed, will incorporate a sustainable design approach. Each home will also follow the strict guidelines of Enterprise Green Communities standards and Energy Star protocol. These standards will help create a cleaner, greener city and will ensure lower energy bills for the homeowners.

Habitat NYC and Westchester will rehabilitate these homes and sell them to New York City families earning between 50% and 80% of the city's area median income. Habitat homebuyers will invest at least 250 hours of "sweat equity" and a one percent down payment, and they will have access to a 30-year, low-interest, fixed rate mortgage provided by the State of New York Mortgage Agency (SONYMA).

In partnership with: SONYMA • NYC Dept of Housing Preservation and Development • New York State Affordable Housing Corp • Office of the Brooklyn Borough President • Office of the Queens Borough President • Bill DeBlasio, Mayor of New York • Andrew Cuomo, Governor of New York

## FUNDING NEEDS

The Queens Phase Two project is currently under construction, and we rely on generous contributions and donated materials to offset our build costs. The project is in need of the following materials:

- ☐ Sheetrock
- ☐ Tiles
- ☐ Lumber (Doors and Flooring)
- ☐ Kitchen Accessories
- ☐ Bathroom Accessories

(Equivalent of \$375,000 in funding)



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