Habitat for Humanity New York City transforms lives and communities by building and preserving quality, affordable homes with families in need, and by uniting New Yorkers around the cause of affordable housing.

Our vision is a city—and a world—where everyone has a decent place to live.
Habitat for Humanity New York City is one of thousands of Habitat affiliates around the world. In many ways, we are similar to our sister organizations—we build safe, decent and affordable housing, we build with families, not for them and we engage our neighbors as volunteers. At Habitat NYC, we do all of this...and we do it well.

We have the most robust construction pipeline in our history. This includes single family homes, multi-family developments and the largest single-structure, multi-family Habitat for Humanity project in the world, Sydney House—which broke ground in March of 2018. Our Home Purchase Program helps homebuyers build strength, stability and self-reliance. More than 5,000 New Yorkers volunteer with us each year—an impressive number in a city known for a lackluster volunteer rate.

And yet, we have a saying: “When you’ve seen one Habitat, you’ve seen one Habitat.” Each Habitat affiliate is as complex as the communities in which they get their boots dirty. It is what has made Habitat great.

And in New York City, this makes us complex. And it makes us truly great.

At Habitat NYC, we really are that classic Habitat model—happy, smiling volunteers raising walls on new construction projects. But working in New York City requires us to think outside of the box, and sometimes to rebuild the box entirely. In New York City we are both the Habitat you know, and the Habitat you may not know...yet!

We know we cannot build our way out of our affordable housing crisis; instead we must preserve the affordable homeownership units that already exist in low income co-operatives across the city. In order to serve the buildings and families in desperate need of our help, we launched a far reaching Housing Preservation Program. We work as ethical, cost-efficient contractors, stabilizing buildings and the families that call them home.

In an effort to generate economic growth and opportunity in communities that traditionally have trouble accessing capital, we are launching our CDFI, The Habitat NYC Community Fund. This initiative will help to leverage our brand and our balance sheet to help incent affordable housing initiatives around the city and the state. And, with an eye to affordability for future generations, and to keep low-income homeownership a permanent staple in our city, we are a founding partner in the Interboro Community Land Trust.

So while we are true to our roots, we are branching out in newer and bolder directions. New York City requires that our model be flexible, that our vision be bold and that all New Yorkers find a way to engage—as volunteers, supporters or as future homeowners.

In the following pages, you will learn even more about our work this year, both traditional and ‘out of the box.’ We could not have done any of it without you, our generous supporters.

Oyee!

Karen Haycox
CEO, Habitat for Humanity New York City
Building Homes: the classic Habitat

BUILDING IN THE FISCAL YEAR 2017

63
Homes under construction

Dean Street: 15 homes
Queens Phase 2: 23 homes
SEED: 25 homes

117
Homes in pre-construction

Queens Phase 2 interior

“It’s very quiet here. And we have a big backyard, which my children love. They get to play. Here, they have their own space and their own rooms, which I think is extremely important... to have somewhere to feel comfortable, and be able to decompress. We all need that.”

– Selina S., Habitat Homeowner, Queens
5,451 unique volunteers

60,082 hours of work

9 community spaces across the city

Volunteer Spotlight

Paul Manson, Volunteer of the Year

Paul is a Construction Crew Leader whose dedication to volunteering has impacted countless lives. He began volunteering with Habitat NYC after Hurricane Sandy; jumping straight into action, Paul volunteered with our Critical Home Repair program in Breezy Point, the Rockaways, Staten Island and Coney Island. He now works in Brownsville and Southeast Queens. As a retired school teacher, Paul has the patience and skills to teach and lead volunteers alongside Habitat NYC AmeriCorps and site staff.

DONATING

7,059 UNIQUE DONORS
$25 MEDIAN GIFT

Number of Donors by Borough

- Manhattan
- Brooklyn
- Queens
- Bronx
- Staten Island
- Outside the boroughs

2,576
1,110
946
290
217
1,920
Just this year, the ReStore saved more than 340 tons of waste from clogging sidewalks and ending up in landfills.

**ADVOCATING**

**Habitat at the Hall**
- 17 City Council members met
- 799 digital actions taken

**Petitions Sent**
- 2,000 ‘paper house’ petitions sent to local, state and federal legislators

**Legislature Wins**
- HomeFirst down-payment assistance expanded
- Intro 1269, the CLT bill, passed by City Council

**RESTORE**

- 13,445 Number of transactions
- 40,335 Number of items sold
- $37.93 Average of sale amount
- $524,000 Total sales

- Just this year, the ReStore saved more than 340 tons of waste from clogging sidewalks and ending up in landfills.
Our unaffordable city

**HOMEOWNERSHIP RATE**

- **National** homeownership rate: 63%
- **NYC** homeownership rate: 31%

Source: NYU Furman Center/City Report on Homeownership & Opportunity in New York City (2016)

**COST VS. INCOME**

<table>
<thead>
<tr>
<th>Area</th>
<th>Median Annual Income</th>
<th>Median Cost to Buy a Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooklyn</td>
<td>$46,667</td>
<td>$810,000</td>
</tr>
<tr>
<td>Queens</td>
<td>$58,893</td>
<td>$570,000</td>
</tr>
<tr>
<td>Manhattan</td>
<td>$75,625</td>
<td>$1,400,000</td>
</tr>
<tr>
<td>Staten Island</td>
<td>$76,625</td>
<td>$465,000</td>
</tr>
<tr>
<td>Bronx</td>
<td>$34,259</td>
<td>$404,625</td>
</tr>
</tbody>
</table>

Source: Trulia.com

**Homes in NYC**

Only 9% of homes in NYC were affordable to low- and moderate-income households, which make up 51% of NYC households.

Source: NYU Furman Center/City Report on Homeownership & Opportunity in New York City (2016)

As of March 6, 2017, **257,143** families are on the waiting list for public housing and **146,808** families are on the waiting list for Section 8 housing.

Source: New York City Housing Authority 2017 Fact Sheet (2017)

**NYCHA Apartments (2016)**

- **Turnover Rate**: 2.6%
- **Vacancy Rate**: 0.7%

Source: New York City Housing Authority 2017 Fact Sheet (2017)
BOLD NEW STEPS:

Habitat for Humanity New York City in 2017

Although building new affordable homes is central to our mission, we could never build enough homes to serve the hundreds of thousands of hard-working New York City families in desperate need of safe, decent and affordable housing. In order to serve as many low-income New Yorkers as possible, we must protect and improve the existing affordable housing stock.

This year, Habitat NYC began three forward-thinking new initiatives aimed at retaining as much affordable housing in our city as possible, and ensuring that the housing remains affordable for generations.
Our Housing Preservation Program is creating a stronger, more vibrant New York City. Working holistically with existing affordable housing condos and co-ops, Habitat NYC acts as an ethical general contractor, making necessary repairs and keeping buildings green, healthy, resilient and affordable.

We help communities retain their core identity by allowing low-income residents and seniors to stay in their homes.

*The Housing Preservation Program served 82 families in 2017, with another 90 homes secured for 2018.*

**3 Construction Preservation Services projects**
Habitat NYC construction staff complete repairs to existing affordable buildings, keeping them up to code and allowing them to retain their affordable status.

**5 Preservation Brush with Kindness Projects**
Habitat NYC staff and volunteers paint and perform light ‘fix up’ work to existing affordable buildings, improving quality of life for tenants.

“[Habitat NYC has] proven that there are young caring individuals who are trying to make this world a better place, one building at a time.”

– Tenants of 470 HDFC, a Manhattan co-op building
Interboro’s multi-partner structure is the first of its kind nationally, and an innovative, ambitious, and smart approach for New York City. We welcome New York City’s efforts to advance new affordable housing solutions that last for generations, providing important opportunities for mobility and wealth building.”

– Melora Hiller, CEO of Grounded Solutions Network

Interboro Community Land Trust, along with support from founding corporate investor Citi Community Development, Interboro will become the largest CLT in New York City, making hundreds of homes permanently affordable.

Intro 1269, the CLT bill, passed the City Council in December 2017, directing the City to partner with CLTs and promoting the permanent preservation of affordable homes.

Watch a short video about CLTs at www.habitatnyc.org/advocacy
Ethical lending provides Habitat NYC an additional tool enabling both the preservation of existing affordable housing and the development of new affordable housing.”

– Father Stephen Mimnaugh, Community Fund Board Chair

Habitat for Humanity New York City
Community Fund

PROGRAM HIGHLIGHT

Habitat NYC Community Fund

Existing affordable housing condos and co-ops often struggle to keep up with bills and maintenance. If the debt becomes overwhelming, residents can be forced to live in substandard, hazardous conditions, or, in the worst case, the building could be sold at market-rate. Homeowners lose their equity, families are displaced and the affordable homes and the subsidies are lost permanently.

One way buildings can dig their way out of this situation is to borrow funds. However, many buildings do not have access to financing, as banks often do not make loans less than a million dollars to resolve debt or to make repairs that they see as not worth their time.

In order to fill this gap in the affordable housing landscape in our city, Habitat NYC recently incorporated our Habitat NYC Community Fund. Loan products from the Community Fund can help buildings resolve debt or make major repairs or upgrades.

If a borrower is not ready for a loan, Habitat NYC offers financial education, counseling, and coaching services to help strengthen the building’s ability to repay loans and improve its financial health.
Supporter Snapshots

Edwin Stone

- Supporter since: 2016
- Upper West Side, Manhattan
- Habitat NYC Commitment: Habitat Young Professionals Board Chair, Habitat NYC Community Fund Credit Committee, Habitat House Party Host Committee

Deutsche Bank

- Supporters since: 1998
- Financial District, Manhattan
- Habitat NYC Commitment: Volunteered at Dean Street Residences and Queens single family homes

WHY WE GIVE: “Our partnership with Habitat NYC has been gratifying in numerous ways. Over a period of several months, we literally saw their mission come to life as the new construction at Dean Street took shape. To know that our volunteers made a tangible contribution to the project, and to have met and worked alongside one of the future homeowners, made the experience all the more special. We truly feel that our support made a difference.”

—Janet Wong, VP Corporate Social Responsibility, Deutsche Bank
WHY I GIVE: “The Habitat build I volunteered with in college was one of the most impacting experiences in my life, and a driving force behind my choice to pursue a career in Public Finance and Infrastructure Banking. While I no longer do public finance, being able to support Habitat NYC through the Young Professionals Board has been a great outlet for me to continue meaningfully giving back to my community.”

—Edwin Stone

WHY WE GIVE: “We give to Habitat NYC because it does what our faith commands: ‘Do unto others as you would have them do unto you.’ Habitat NYC enables volunteers to say an active, participatory “Yes” to that mandate. Also, it enables us to be part of the process of providing housing to those who need a home … and doing so in a way that is a partnership, not paternalistic but instead honoring their dignity. I’m not always 100% certain if something is ‘of God.’ Habitat, however, is one of those rare occasions when there is simply no room for doubt.”

—Dr. Michael B. Brown, Senior Minister
On October 17, 2017, the Habitat House Party rocked the Bowery! We brought together more than 300 influential New Yorkers, including many of our Habitat Homeowners and special guest Clive Rainey, for an evening of conversation and philanthropy. Because of their generosity, we raised $655,000!

Talk Stoop host Cat Greenleaf interviewed our honorees, our honorees, Melinda Katz, Queens Borough President, and Henry Kuykendall, Senior Vice President of Airport Operations, Northeast for Delta Airlines. During the auction portion of our event, guests bid on stages of a virtual house, from the foundation all the way up to the roof. Our generous supporters completed the house, ensuring that New York City families can one day own a piece of the city we all love.
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Mt. Zion Church of God 7th Day

Lee Olesky
Tradeweb Markets

Blanca Ramirez
Hudson Housing Capital

Councilman Donovan Richards
New York City Council Member
Fiscal Year 2017 Financials

**Revenue**
- Contributions & Grants: $4,264,182
- Government Subsidies: $440,000
- Home Sales: $1,150,150
- Management & General: $2,188,685
- Program Services: $7,956,127
- Earned Income: $523,598
- In-kind: $962,216
- Other: $3,891,957

**Total Revenue: $11,232,103**

**Expenses**
- Program Services: $7,956,127
- Management & General: $2,188,685
- Fundraising: $1,314,486

**Total Expenses: $11,459,298**
I wish other people understood that when volunteering for Habitat they are not affecting just one family but many generations from that family. The family affects the community and in turn many people are touched.”

– Nadia S., Corporate volunteer with Delta Air Lines
HABITAT NYC WOULD BE UNABLE TO TRANSFORM LIVES AND COMMUNITIES IN OUR CITY WITHOUT THE GENEROUS CONTRIBUTIONS OF COMPASSIONATE NEW YORKERS AND CARING CORPORATIONS. THANK YOU TO ALL WHO DONATED TO HABITAT NYC THIS YEAR.

250k+
Anonymous

100k+
7 West 21 LLC
Delta Air Lines
Grace Church in New York
Habitat for Humanity International, Inc.

75k+
Tradeweb

50k+
Estate of Catherine E. Clarke
Con Edison
Credit Suisse
Peter and Peg D’Angelo
Joy Fishman
Goldman, Sachs & Co.
Lord & Taylor
JPMorgan Chase & Co.
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25k+
AIG Enterprise Risk Management
Alta Via Consulting, LLC
Amalgamated Bank
Anonymous
Anonymous
Assurant Foundation
Bank of America Charitable Foundation
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Deutsche Bank
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Marie Callender’s
Orion Worldwide
Plymouth Church
Polo Ralph Lauren Foundation
Scopia Capital Management LLC
Standard & Poor’s
David A. Terveen
Voya Foundation
Wells Fargo Foundation

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ALC Environmental
Evan and Joan Bauer
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Neil Clark
Collegiate Church Corporation
Constellation, an Exelon Company
Lionel Croney
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Suzanne M. Haubardier
The Hyde and Watson Foundation
Infor
JetBlue Airways
KKR & Co LP
L&M Development Partners Inc.
Brian and Blair Lichter
M&T Charitable Foundation
Marti Speranza and Roderick Wong
Mega Contracting Group, LLC

5k+
Anonymous
Bank of Hope
Bank of New York Mellon
Community Partnership
Manuel and Claire Barron
Susan K. Besse
Brigade Capital Management, LP
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Glenn and Hillary Krevlin
McCann-Erickson
Christine A. McGuinness
The Michael J. Petrides School
Owning a home means being able to plan my future.

– Janet R., Habitat Homeowner in the Bronx