Building bigger, bolder and better than ever before
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.**
NEW YORK IS A CITY OF EXTREMES. We have the country’s tallest building and a bridge with the country’s longest span. Our subway system is the busiest in the Western Hemisphere. We speak more than 800 languages and worship in countless traditions.

But of course, those extremes come with challenges of equal magnitude. New York is one of the most expensive housing markets in the country, facing an affordable housing crisis that makes headlines around the world. It can feel that ‘making it’ here is near impossible for the hard-working, low- to moderate-income families who call our city home.

Despite these seemingly boundless obstacles, or perhaps because of them, it should come as no surprise that Habitat for Humanity New York City is unlike any other Habitat affiliate, and we have our own list of sizeable accomplishments to be proud of.

In 2018, we broke ground on Sydney House, the largest multi-family, single-structure housing project ever built by any Habitat for Humanity organization anywhere in the world; a huge achievement anywhere, but an especially notable milestone to be achieved in New York City!

We strengthened our efforts to preserve the city’s existing low-income housing stock by expanding our Housing Preservation Program, including the launch of our Habitat for Humanity New York City Community Fund, an emerging Community Development Financial Institution (CDFI). The Preservation program will allow us to reach families and organizations across the state in ways that seemed impossible just a few years ago.

And, we continue our steadfast striving to ensure affordability is secured for future generations of New Yorkers as we operationalize the collaborative and innovative Interboro Community Land Trust.

Our most important accomplishment of 2018 was surpassing 700 families served, by continuing efforts to leverage our brand, our balance sheet and our relationships to serve more and more families in innovative and bold ways. Passing the 700 families served marker is a significant milestone on our path toward our organizational goal of 2,021 families by the year 2021.

Habitat NYC’s superlatives don’t stop there. Our homeowners are some of the hardest working, most inspirational people in the city. We work in one of the toughest and most complicated markets in the country. And of course, I believe that we have the most dedicated volunteers, advocates, donors and staff in the world.

In this annual report, you will read all about our programs, both traditional and innovative. I hope you will be inspired by what we have been able to accomplish with your help. None of this year’s progress, nor any of the year’s to come, could have happened without you.

Onward,

Karen Haycox
Habitat for Humanity New York City CEO
Before I retired and began my volunteer career at Habitat NYC, I was a science teacher in Brooklyn. And even though I am no longer teaching science, I am still teaching—I teach volunteers what they can achieve if we work together. We can build a whole house for a hard-working family.”

— PAUL M., HABITAT NYC VOLUNTEER
BY THE NUMBERS:
The ReStore

16,107
Transactions

47,000
Items sold

$39.78
Average sale (that’s a 5 percent increase!)

$674,000
Total sales

2
Electric trucks to make eco-friendly donation pick ups

IN MARCH OF 2018, Habitat NYC broke ground on Sydney House, the largest single-structure multi-family Habitat for Humanity development in the world. Along with our development partner Alnat Group, Sydney House is our most ambitious homeownership project to date, and the first project under the City’s “Open Door” program. Situated in the Williamsbridge neighborhood in the North Bronx, Sydney House will give 56 families the opportunity to purchase a safe, decent and affordable home.

The groundbreaking ceremony, held on a snowy morning, was a joyous occasion, attended by neighbors, supporters, members of the Habitat NYC Board of Directors and elected officials, including New York State Assembly Speaker Carl Heastie, Bronx Borough President Ruben Diaz Jr., New York State Senator Jamaal T. Bailey, New York City Council Member Andy L. King, Assistant Commissioner of the NYC Department of Housing Preservation & Development (HPD); Nathan Simms, and Community Board 12 Chairman Dr. William A. Hall. The elected officials joined Habitat NYC CEO Karen Haycox and board members to officially break ground with golden shovels, marking a new, bigger and bolder era of Habitat NYC construction.

“After retiring from a 50-year long, happy and successful career in education, I decided that I would still like to do something meaningful with the time now afforded to me by my retirement. I love the folks I work with at the ReStore and enjoy helping the customers. I simply get much joy and satisfaction from my volunteer work. I also feel that I am giving back to those who may need a hand in owning an affordable home.”

– IRWIN K., RESTORE VOLUNTEER

“As we talk about developing affordable housing in New York City, rental buildings often dominate the conversation but we need more solutions to enable young families to put down roots and build equity. I’m thrilled to support and fund the Sydney House project, which creates much needed options for homeownership in our city where we want to keep our young men and women. I thank Habitat for Humanity for their vision on this innovative project and my fellow colleagues in government for their partnership.”

– NEW YORK CITY COUNCIL MEMBER ANDY KING JR.
Residents for the Dean Street Residences

IN THE FALL OF 2018, we completed 15 new Habitat homes in Brownsville, Brooklyn. Doug Morse, Chair of the Habitat NYC Board of Directors, cut a blue ribbon and officially declared the Dean Street Residences move-in ready! The ribbon cutting celebration brought together Habitat Homeowners, government officials, volunteers, donors, board members and staff who worked together to bring this project to life and create 15 new homes for hard-working families.

While under construction, Dean Street hosted many special volunteer build events including Martin Luther King Jr. Day of Service, Fleet Week, Women Build and Build for Unity.

15 Habitat Homeowner families
2,167 unique volunteers
19,518 volunteer hours

DEAN STREET RESIDENT SPOTLIGHT

CHERIE T. lived with her son Marlon in the same place for 19 years, until a devastating fire destroyed their home and destabilized their lives. Cherie and Marlon (and their seven fish) lived in three different homes in the last 10 years, moving to escape rising rents. After Cherie’s friend Tracy, herself a Habitat Homeowner, invited her over to see her home, Cherie decided to apply to Habitat NYC’s program. “I applied and I qualified. I went through the process, I did sweat equity hours,” she said. “And now it’s here, my dream, homeownership. For me and 14 other families.”

“...they now have their own room.”
– JOSE L.
DEAN STREET HOMEOWNER
IN AUGUST 2018, the original homeowners of Mascot Flats, Habitat NYC’s first project, paid off their co-op mortgage. Of the 19 original homeowners in the co-op building, two thirds still live in the building, proving that Mascot Flats is an example of the stability that affordable homeownership can provide for families.

Mascot Flats holds a special place in our hearts, not only as the first project Habitat NYC undertook beginning in 1984, but also because it was one of President Jimmy Carter’s first Habitat volunteering experiences. President Carter later returned to New York City for two Carter Work Projects, in 2000 and 2013. To celebrate this achievement, President Carter wrote the Mascot Flats Homeowners a short letter, which we presented to them at the 2018 Habitat House Party.

"Your accomplishment not only speaks to your personal determination and tenacity but to the Habitat model of building strength, stability and self-reliance through homeownership. We are proud of you, and we hope you are proud of yourselves."

– PRESIDENT JIMMY AND FIRST LADY ROSALYNN CARTER, NOTE TO MASCOT FLATS HOMEOWNERS
International giving surpasses $1M mark

NEW YORK IS A GLOBAL CITY, and we cannot ignore our neighbors across the world. In the same way that we know we cannot build our way out of our own housing crisis, we know that we must look outward in order to make the world a better place.

This year, our International Giving surpassed the one million dollar mark – meaning 273 families across the world have benefited. And because funds are only one part of the equation, we sent a team of Habitat NYC staff, board members and supporters to the Dominican Republic for a week-long Global Village trip to Haina, a municipality where more than 64.2 percent of residents live at or below poverty levels. There, they worked on the home of Bienvenida and her three sons. Bienvenida, a single mom, does not work, because childcare costs more than any salary she would be able to make. Her home had a dirt floor and no bathroom – thanks to the Global Village trip and its generous supporters, Bienvenida’s family now has a concrete floor, a newly-painted home and a bathroom.

Housing Preservation Program launched

NOT ONLY IS A LACK of building affordable homes causing New York’s housing crisis, but the loss of existing affordable housing stock is increasing at a rapid pace. Nearly 30,000 affordable units are lost to the market every year. Our Housing Preservation Program seeks to ebb the tide of these devastating losses.

The Housing Preservation Program worked with residents of existing affordable co-ops throughout Manhattan, Brooklyn and the Bronx this year, providing construction services, technical assistance or training to strengthen and stabilize building operations. These services allowed the existing affordable co-op buildings to remain healthy and to keep their maintenance fees manageable, which saves the homeowners from being potentially forced to move.

Our Housing Preservation Program is an integral part of our goal to serve 2,021 families by the year 2021.

What people forget about affordable housing is that they have to be designed so that they’re affordable in upkeep.”

– DENNIS P., RESIDENT OF AN EAST VILLAGE HDFC CO-OP WHERE HABITAT NYC REPAIRED AND UPDATED THE ROOF

4 Construction Preservation projects completed, including:

1 multi-family building roof repair

3 buildings’ common areas repaired and painted

107 units served

216 units under construction or contract for 2019
In December of 2017, the New York City Council passed Intro 1269-A inscribing “community land trust” into City administrative code and directing the housing agency to support the model. Intro 1269-A, introduced by Habitat NYC Leadership Council member Donovan Richards, a New York City Council Member representing Southeast Queens, is an exciting step for CLTs and permanently affordable housing.

Additionally, after a three-year-long advocacy campaign, the Mayor incorporated CLTs into the City’s Housing New York 2.0 plan and expanded investment strategies for affordable homeownership. The newly established Open Door program seeks to create 1,300 new, multi-family affordable homeownership units in larger scale projects—with Sydney House being the first of many to come.

The impact of these policy changes will unlock $215M–$250M for affordable homeownership over the next eight years and serve more than 9,800 New Yorkers. Habitat NYC’s leadership in coalition for these changes earned our affiliate the 2018 Advocacy Award at Habitat on the Hill in Washington, D.C.

**A step toward permanent affordability**

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**WHAT IS A COMMUNITY LAND TRUST?**

A COMMUNITY LAND TRUST is a nonprofit entity dedicated to the stewardship of land and the permanent affordability of the buildings on that land. The land trust, governed by a board composed of residents and community stakeholders, retains ownership of the land, while housing is leased to tenants at affordable rates or sold to low- or middle-income homeowners. Any resale of homeownership units must abide by price caps to keep the units affordable for future buyers.

Everybody’s dream is for the next generation to be better. My parents rented and now I own. And hopefully my children own a home and it continues. I want everything to be better.”

— JESSICA Y., BROOKLYN HOMEOWNER
THIS YEAR, HABITAT NYC CELEBRATED our 200th A Brush with Kindness project at the Brownsville Senior Center in Brownsville, Brooklyn.

A Brush with Kindness began in 2009, with the understanding that a habitat is larger than the four walls of a home—it includes the larger neighborhood and spaces where the community can gather. BWK improves and refurbishes underfunded public spaces, engaging volunteers all across the city. Over the last decade, across all five boroughs, volunteers have painted, planted, fixed up, and beautified community centers, senior centers, churches, playgrounds, schools and more. Through programs like BWK, Habitat NYC can engage more volunteers, reach more families, and become more deeply rooted in the communities we serve.

200 community spaces brightened

A BRUSH WITH KINDNESS BY THE NUMBERS:

- Engaged nearly 60,000 volunteers since 2009
- Used approximately 2,000 gallons of paint
- Used approximately 5,000 paintbrushes

PROJECT SPACE LOCATIONS:

- 118 community centers
- 43 senior centers
- 12 landscaping areas
- 5 schools
- 5 playgrounds

...and more!

PROJECT TYPES:
Habitat House Party

On October 16, 2018, nearly 400 supporters joined us for our third annual Habitat House Party! This year’s House Party celebrated our supporters, our homeowners, our volunteers and our partners in the Cuomo administration, including New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas.

Queens Homeowner Voncille C. and her son Ahmai spoke about the impact of owning a Habitat home—allowing them to achieve their dreams. The stability of her home combined with a shortened commute gave Voncille the chance to publish a children’s book, and Ahmai is at the top of his class and taking college courses as a junior.

The House Party raised more than $650,000. These funds are instrumental in helping us achieve our goal to serve 2,021 families by 2021.
Government Partner

Alicka Ampry-Samuel

- Allocated $800,000 to one of Habitat NYC’s newest projects, Brownsville North & South, currently in pre-development, slated for 48 units in Brownsville, Brooklyn.

“Habitat for Humanity is a long-time, valued partner in the communities where Assurant employees live and work – including in New York City, home of our headquarters office. We share the belief that families should have safe, affordable places to live. Volunteering through Brush with Kindness or Habitat builds are ways to bring our Assurant Cares spirit to life.”

– SHAWN KAHLE, Vice President, Corporate Responsibility & Community Engagement and Executive Director, Assurant Foundation

Corporate Partner

Assurant

- Fiscal year 2018 giving: $75,000
- Donors since 2016
- In the summer of 2018, volunteers from Assurant helped to brighten a senior center in Brooklyn

“I still contribute to Habitat NYC because I strongly believe in its mission. It’s the best part of New York. People of all different backgrounds come together and work with a family to build their new home. I loved the times when I would sit with a family and hear about how much their new home mattered to them. I loved the sense of community when I would work with staff, volunteers and the families.”

– MUHAMMAD HUSSAIN

Individual Giving

Suzanne Halbardier

- Fiscal year 2018 giving: $10,000
- Donor since 1991
- Chair of Board of Directors, 1995 - 2000

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– MUHAMMAD HUSSAIN

Grace Church and Who is Hussain? NYC/NJ

- Fiscal year 2018 giving: $50,000
- Grace Church has been a partner since 1990, Who Is Hussain? became a partner in 2017
- Grace Church and Who Is Hussain? have teamed up to build The Unity House, a single-family home in Queens. The two groups are working together to build a home, and build bridges between their faiths.

“As a parish, we want to make a difference in one of the most critical issues facing our city: housing. Partnering with Habitat NYC has focused our efforts around positive, tangible solutions as we put our faith into action through our resources, time, and labor. We were looking for ways to continue the good work of swinging hammers while also building bridges in our too-often divided country. By co-sponsoring Unity House with Who is Hussain, we are sending a message that Christians and Muslims can extend the hand of friendship to each other and work together for the common good. What unites us as people of faith is so much stronger than what separates us.”

– THE REV. CHASE DANFORD, Associate Rector, Grace Church

“What makes The Unity House so unique is that it will not just provide shelter for a family in need, it will bring together communities from different backgrounds to build it. When we partnered with Grace Church, we envisioned a project that would bring in our own volunteers and people from various backgrounds and faiths. In the social and political climate we live in, we wanted to show others that we were not divided. Instead, during these times we stood closer together.”

– MUHAMMAD HUSSAIN

“With the current housing crisis around the city, I welcome opportunities for sensible community development that promotes affordable homeownership. The allocation of $800,000 to Habitat for Humanity’s housing development initiatives, which include affordable co-operatives in Brownsville, will allow families to participate in the American dream. I am committed to serving the people in my district and appreciate the partnership with Habitat for Humanity of New York. We share a vision of expanding the possibilities for first-time homeowners and thank you for your dedication and hard work.”

– THE REV. CHASE DANFORD, Associate Rector, Grace Church
– MUHAMMAD HUSSAIN

Faith and Community Giving
Board of Directors and Leadership Council

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SCOTT ZUCKER
Chief Administrative Officer, Tradeweb

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S&P Global
EMILY BERGL
Actor
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RODENYE BICHOTTE
New York State Assembly
LIZ BLAKE
Habitat for Humanity International (retired)
LES BU Sentry
Blue Sea Development
CONTESSA BREWER
MSNBC
ERICA BUCKLEY
Nixon Peabody
AMY CARLSON
Actor
DENISE COURTIER
FDI Families
ANIL FERNANDO
Glenview Capital
MATT GALLIGAN
CIT
PASTOR ZIODIE
HAMATHEITE
Wayside Baptist Church
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KEITH MESTRICH
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MARTHA PARRISH
MVP & Company
NEW YORK CITY COUNCIL
MEMBER DONOVAN
RICHARDS
New York City Council Member
RICHARD ROBERTS
Red Stone Equity Partners

Thank you to our partners in the local and state government:
• New York City Department of Housing Preservation & Development
• New York State Homes and Community Renewal
• State of New York Mortgage Agency (SONYMA)
• New York State Affordable Housing Corporation
• New York State Housing Trust Fund
• New York City Housing Authority

Fiscal Year 2018 was one of continued investment and growth at Habitat NYC. We have the most robust real estate development pipeline in our organization’s history, which will result in an increase in revenue from housing sales.

REAL ESTATE PROJECTS UNDER DEVELOPMENT
Fiscal year 2018: July 1, 2017 to June 30, 2018

BROWNSVILLE – $97,143
GLENMORE-JERSEY – $136,209
NET ZERO – $101,847
WEEKSVILLE – $105,149
QUEENS PHASE TWO – $8,928,836
SYDNEY – $7,059,559
SEED – $4,101,457
DEAN STREET – $7,283,825
HAVEN GREEN – $87,265

FISCAL YEAR ‘18 FINANCIALS

EXECUTIVE COMMITTEE

ASSETS
Cash equivalents
3,512,530
Receivables
5,255,714
Other assets
774,189
Construction in progress
26,458,013
Total assets
36,000,446

LIABILITIES AND NET ASSETS
Contributions
5,132,822
Donations in-kind
1,012,760
Government Grants
688,182
Other Income, net
1,362,708
Total revenue
8,196,472

EXPENSES
Program services
7,672,373
Supporting services
3,356,068
Total expenses
11,028,441

REVENUE

Total liabilities
18,346,878
Net assets
17,653,568
Total net assets
36,000,446

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Thank you to our donors
Fiscal year 2018: July 1, 2017 to June 30, 2018

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.

$250,000+
Delta Air Lines
Anonymous
Francis H. Trainer

$200,000
Peter and Peg D’Angelo
The Deutsche Bank Americas Foundation
New York State Office of the Attorney General

$150,000+
Assurant Foundation
The Credit Suisse Americas Foundation
Doug and Claudia Morse
Tradeweb

$100,000+
Consolidated Edison
Charitable Lead Annuity Trust
under the Will of Louis Feil Grace Church in New York
The Mizuho USA Foundation, Inc. of Mizuho Americas
Anonymous
Wells Fargo

$50,000+
AIG Enterprise Risk Management
Amalgamated Bank
Anonymous
Bank of America

$5,000+
Acuris
The ADP Foundation
Judy Z. Ali
Allegis Group
Manuel and Claire Baron
The Bonnie Ward Simon Foundation
CapCo
Michael C. Castellon
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Matthew DiLiberto
Dr. Joy to the World, Inc.
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GlobeTax
Susannah Gray and John Lyons
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Kinetik Worldwide
Christopher Kraus and Darcy Stacom
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G. Barrie Landry
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Anonymous
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$2,500+
Barbara A. Abeles
Peter W. Ackerman
AIE Group
Mark Almeida and Theresa Galvin
The American Express Foundation
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Sami and Ranya Idliby
The Jane & Francis Stein Foundation
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Summit Media, LLC
Rashida Sykes
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Valerie A. Toodle
Annie L. Torres
Valerie A. Tootle
Michael E. Tobias
Valerie A. Toodle
Annie L. Torres
The Voya Foundation
Doryn and Ty Wallach
Winston Preparatory School
Xavier High School
Stefan Zarember

$100,000
Fried, Frank, Harris, Shriver & Jacobson
Goldman, Sachs & Co.
Habitat for Humanity International, Inc.
Hope For New York
J.P. Morgan Chase & Co.
Marble Collegiate Church
Plymouth Church
The Polo Ralph Lauren Foundation
Voya Financial

$75,000+
ASHRAE New York
Vimia Black Gupta
Bright Bazaar Blog
Brookfield Properties Corporation
Collegiate Church Corporation
Eastern Funding LLC
Martin Elling
Fred Alger Management, Inc
GreenOak Real Estate Advisors, LP
Anonymous
Habitat NYC

$50,000+
Consolidated Edison
Charitable Lead Annuity Trust
under the Will of Louis Feil Grace Church in New York
The Mizuho USA Foundation, Inc. of Mizuho Americas
Anonymous
Wells Fargo

$25,000+
AIG Enterprise Risk Management
Amalgamated Bank
Anonymous
Bank of America