

Habitat-NYC Breaks New Ground

It had been an eyesore for years—a vacant Brooklyn lot that served only as a place for trash to collect and fester. But on a recent bright, summer morning, six shovels dug in the dirt, and this plot in Ocean Hill-Brownsville began its transformation into Habitat-NYC’s newest project.

The June 5 ceremony was groundbreaking in more ways than one—launching Habitat-NYC’s greenest project and the largest multifamily complex ever built by a Habitat affiliate.

Over the next two years, three buildings with a total of 41 affordable condos will rise on the site that is currently known as the Atlantic Avenue complex. These buildings will meet LEED green certification—one of the nation’s top environmental standards. And the project will take Habitat-NYC to a new level as a major affordable housing developer in New York City and leader among Habitat affiliates nationally.



Atlantic Avenue Groundbreaking (from left): Val Henry, Dan Martin, Wendell Walters, Viola Greene-Walker, Woody Pascal, Nia Rock, Mark Jahr, Marty Markowitz, Josh Lockwood, Marilyn Gelber, Les Bluestone and Stan Ponte.

Photo by Jack Lichten

“In the face of New York City’s crushing housing shortage, Habitat-NYC is adapting our volunteer building model to a large-scale project,” said Josh Lockwood, Acting Executive Director. “These homes will help our future homeowners save

money, protect their health, revitalize the neighborhood and help our planet.”

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Brearley and Browning Students Build Brighter Futures



Students from Brearley and Browning upper schools add a new skill to their resume—building affordable homes. Read more on Page 2.

Habitat-NYC Finds New Strength, Support in Lutheran Community

“The heart of the giver makes the gift dear and precious. . . .” —Martin Luther

Members of New York City’s Lutheran congregations are joining together with generous hearts to create a very precious gift—a Habitat home for Catalina and Miguel Mora and their young son, Edwin.

The Mora family will live in one of the nine Halsey Street condos now under construction in Bedford-Stuyvesant. Their home is sponsored by Thrivent Financial for Lutherans, a financial services nonprofit for Lutherans, through its Thrivent Builds project with Habitat for Humanity International.

This marks the first New York City home to be funded through the national Thrivent Builds, which built more than

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Habitat for Humanity - New York City
transforms lives and our city by
uniting all New Yorkers around the
cause of decent, affordable housing
for everyone.

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From the Executive Director

"My child and I sleep on the floor in my sister's one-bedroom apartment."

"On my street, I worry every day about my kids' safety."

"I dream of being able to give my children a decent home of our own."

As Habitat-NYC begins the interview process for finding 41 deserving, hard-working families for our Atlantic Avenue homes in Brooklyn, these are the kinds of concerns we hear every day. And as we visit the current residences of applicants, Habitat-NYC staff and board members are witnessing the over-crowded apartments, dilapidated conditions and dangerous neighborhoods that can stifle the aspirations of even the most remarkable New York City families.

The great news is that Atlantic Avenue, our largest project ever and currently under construction, will allow us to provide homeownership opportunities to more working families than ever before. Atlantic Avenue also will be built with "green" materials and methods, ensuring that families will live in a safe, healthy environment.

From our previous projects, we've seen the remarkable impact of owning a Habitat-NYC home: Parents take pride in helping to build their own living space, families are able to save money while building equity, and children prosper in a healthy, more generous living area. The results are inspiring us to find 41 special families whose lives will forever be changed at Atlantic Avenue. We can't wait to meet them.

The unprecedented size and scope of Atlantic Avenue clearly marks a new day for Habitat-NYC. But as we work diligently toward making this vision a reality, we also pause to remember those individuals who have helped Habitat-NYC reach this historic point. The passing of former Board Member Emily Frye this summer is a poignant reminder of our organization's roots. If not for Emily's passion and dedication, our Harlem homes likely could never have been built. She demonstrated for all of us how the efforts of one individual can transform the lives of many others.

With Emily Frye's legacy in mind, we focus on the exciting challenges ahead. And thank her—and all of our supporters—in helping to shape the character of our great city.

Reading, Writing, 'Rithmetic and Roofing?

Students from Brearley and Browning schools traded books for blueprints and pencils for plywood as they worked on our Halsey Street homes this year. "I had no idea how much work and time and energy went into constructing a building," said one Brearley student after a day at Halsey. "It's a building site now, but it's becoming a home."

The two schools joined together to co-sponsor one of the homes and give their students a unique opportunity to help New York City families.

Atlantic Avenue

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The site is perched at the busy intersection of Atlantic Avenue and Eastern Parkway, in a community still suffering the aftermath of New York City's fiscal crisis more than three decades ago.

The condos and gardens emerging here might look perfectly at home in Battery Park City, birthplace of some of the city's most innovative and expensive green buildings—but unlike posh and high-priced Battery Park City, these homes come with a Habitat twist: They will provide a unique opportunity for lower income families to enjoy affordable, environmentally friendly and healthy dwellings. They will help strengthen a neighborhood in need. And they will bring New Yorkers from all walks of life together to build and celebrate the rich diversity of our city.

"They say in real estate, it's all about location . . . location . . . location," Brooklyn Borough President Marty Markowitz said at the groundbreaking. "It's a thrill to know that in 2009, 41 families will indeed reach the 'promised land'

of homeownership in our own, vibrant Ocean Hill-Brownsville."

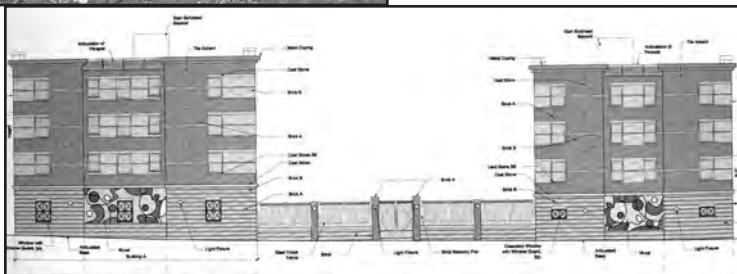
Viola Greene-Walker, District Manager of Community Board 16, smiled as she dug her shovel into the lot. She applauded the transformation, saying, "For years, this site has been dumped upon; it's been an eyesore to the community."

"The real estate boom has created a crisis in housing affordability for thousands of low- and moderate-income families, who have called this borough their home," added Council Member Erik Dilan. "That's why I'm delighted with the development of 41 units of desperately needed housing stock."

The Independence Community Foundation will continue its policy of donating \$20,000 to every unit of housing created by Habitat-NYC, a total of \$820,000 for the Atlantic Avenue complex.

"We could not be more proud than we are today to see how far Habitat-NYC has come in creating an urban model for New York City that produces well-designed homes that are beautiful, 'green' and affordable," said Marilyn Gelber, Executive Director of the Foundation.

Since the groundbreaking ceremony, one building foundation has been laid and the other two will be completed shortly. The site should be ready for volunteers at the beginning of September.



"They say in real estate, it's all about location . . . location . . . location."

*Marty Markowitz
Brooklyn Borough
President*



Photos by Jack Lichten

Atlantic Avenue Complex at a Glance

Overview

- 53,000-square-foot multifamily building complex
- 41 units
- Mix of one-, two- and three-bedroom condos
- A complex of three four-story buildings
- Construction expected to be completed in 2009

Financing

- \$13 million project
- \$7.3 million construction loan from Citibank
- \$1.64 million from the New York State Affordable Housing Corporation
- \$400,000 from the Brooklyn Borough President's Office
- \$820,000 from the Independence Community Foundation
- \$5.5 million in sales revenues
- The remainder is being raised through corporate, foundation and individual gifts
- Home sponsorships by Bear, Stearns; Citigroup; Credit Suisse, Delta Airlines; Goldman Sachs; Hilb Rogal and Hobbs; among other corporations
- Real Estate brokers from around New York City are raising \$1 million to underwrite 11 of the affordable homes through their Brokers Build campaign
- New York City's Department of Housing Development and Preservation sold the land to Habitat-NYC for \$13

Habitat Homeowners

- Must earn between 45% - 80% of the city's area median income (\$35,450 to \$56,700 for a family of four)
- Will work at least 300 hours per adult (to a maximum of 600 hours) to help build their homes
- Sales prices for condos expected to range between \$70,000 and \$160,000

Volunteers

- 14,000 volunteers needed
- Volunteer work begins September 2007

How to Apply for a Condo in this Complex

- Applications accepted for homeownership until August 31, 2007
- Go to www.habitatnyc.org and click on Own a Habitat Home for criteria and application process



Thrivent

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300 Habitat homes throughout the country last year. The Thrivent Builds grant of \$215,000 must be matched by more than \$33,000 from local Lutheran congregants—and they must also put their muscle where their money is by volunteering to help build the Thrivent home.

In response to the Thrivent challenge, Lutheran congregations from around the city have joined together to bring out almost 80 volunteers from 15 different congregations to work on the site. And they have already collected more than \$20,000 toward their commitment.

Nearly 50 women from six different Lutheran congregations launched Habitat-NYC's first-ever Lutheran Women Build on June 16. They raised hammers and drills to sheetrock walls and install hardwood floors—and raised more than \$15,000 for the cause, as well.

"This is a chance to do something hands-on," said Ricki Ravits of Advent Lutheran Church in Manhattan, adding that construction work was "gratifying in a different way than just writing a check."

Two weeks later, a second Lutheran Build welcomed 28 volunteer builders to the Halsey site. Organized by Marie Rampino from the Queens Chapter Board of Thrivent Financial for Lutherans, the build represented nine different churches and raised \$4,000 in matching funds.

Photographs Copyright Chenoa Maxwell, 2007



2007 Habby Awards!



Habitat-NYC saluted our volunteers at our 2007 Habby Awards celebration. This year's top volunteers included (l-r) Outstanding Board Member, Dana Williams; Outstanding Skilled Leader, Marvin Charles; Outstanding Cornerstone Volunteer, Alex Liberatore; Outstanding Faith Partner, Rev. Theodora Brooks and St. Margaret's Episcopal Church; Outstanding Corporate Group, Lisa McClain and Bank of America; and Outstanding Borough Leadership Committee Member, Evan Bauer. Not pictured are our Outstanding Community Group winners, the Sugar Hill Mennonite Mission.

Photo by Jack Lichten

Mora Family Builds a Home—and a Future

Thrivent volunteers have been working alongside the Mora family, who are the future owners of Habitat-NYC's Halsey Street Thrivent-sponsored home.

Catalina and Miguel Mora and their son Edwin, almost 9, are currently sardined in a small one-bedroom apartment in the Bronx that is woefully inadequate for the family. They have divided up the bedroom so that it affords both parents and child semi-private nooks to sleep.

"My son is going to have his own bedroom." Catalina Mora said. "He is very excited. He is getting bigger now."

"For six years, we have been looking for a house we could afford," said Catalina. Unfortunately, every home they found was priced far out of their reach. Catalina's paycheck as a daycare assistant teacher and Miguel's income as a maintenance worker simply do not cover the costs of even modest New York City homes.



Miguel Mora is hard at work in the space that will become his living room.

With sleeves rolled up, Catalina joined Lutheran Women Build volunteers to lay the flooring in her home. "I feel like we are special because we have the opportunity to work on our own house," she said.

She looks forward to the day when the family can move into their new two-bedroom condo. We are going to organize it in a way we can enjoy it," Catalina said, "but the first thing I'm going to do is to bless the house, to let God be part of this home."

Miguel Mora was on-site for the general Lutheran Build, working in partnership with our Thrivent supporters. "We are very lucky" to be part of Habitat-NYC, he told congregants as he thanked them for their help.

\$400,000 +

Credit Suisse
Independence Community Foundation
New York State Affordable Housing Corporation

\$120,000-\$399,999

Anonymous
Bank of America*
Bryan Cave LLP
Citigroup
Corporation for National and Community Service
Delta Airlines
Goldman, Sachs & Company
Jon Bon Jovi & Kenneth Cole Special Event
The Starr Foundation
Thrivent Financial for Lutherans
U.S. Department of Housing & Urban Development (SHOP)

\$60,000-\$119,000

Deutsche Bank*
Henry E. Niles Foundation, Inc.
Rust Consulting
The Clark Foundation
The Horace W. Goldsmith Foundation
The New York Community Trust
Trinity Church of Wall Street
United Technologies

\$30,000-\$59,999

FinishRich Media
Forest City Ratner Companies
Independence Community Bank
Latham & Watkins
Polo Ralph Lauren
PricewaterhouseCoopers
The Guardian Life Insurance Company of America

\$15,000-\$29,999

Bloomberg
Citigroup Foundation*
Collegiate Church Corporation
Enterprise Foundation
J.P. Morgan Chase
J.P. Morgan Chase Foundation*
Mellam Family Foundation
Mizuho Corporate Bank, Ltd.*
Mizuho Trust & Banking Company (USA)
Moody's Foundation*
N.S. Bienstock Inc.
New York Landmarks Conservancy

NYSE Euronext
Ridgewood Savings Bank
The Blackstone Group
Tishman Speyer Properties, LP
United Way of New York City

\$5,000-\$14,999

American Airlines, Inc.
Brick Presbyterian Church
Church of the Heavenly Rest
Dechert LLP
Deloitte Financial Advisory Services LLP
Duff & Phelps LLC
EMC Corporation
Federated Department Stores Foundation*
Fox News Networks
Health Plus
Hewlett Packard Company
Home Depot Services LLC
Hope For New York, Redeemer Presbyterian Church
International Strategy & Investment Group
Kirshenbaum Bond & Partners, Inc.
Lamb & Barnosky, LLP
M&T Charitable Foundation
MasterCard International
McKee Nelson LLP
Morgan, Lewis & Bockius LLP
New York City Combined Federal Campaign
New York State Energy Research & Development Authority
Park Avenue United Methodist Church
Pzena Investment Management, LLC
Random House, Inc.
SAS Institute, Inc.
Skadden, Arps, Slate, Meagher & Flom LLP
Sotheby's International Realty, Inc.
St. Bartholomew's Church
Starwood Capital Group Management, LLC
Sullivan Family Foundation
The Community Preservation Corporation
The Ernest and Rose Samuels Foundation, Inc.
The Hyde and Watson Foundation
The Jewish Communal Fund
The Laurence W. Levine Foundation
The Litwin Foundation
The Malcolm Gibbs Foundation, Inc.

The Plymouth Church of the Pilgrims
The Winifred and William O'Reilly Foundation
Wachovia Corporation*
Wasserman Foundation
Wells Fargo Bank, N.A.

\$1,000-\$4,999

291 Foundation
ABS Partners Real Estate LLC
Allen & Company LLC
B. Barine, Inc.
Baker & Glauser, PC
Baker & McKenzie LLP
Bank Leumi USA
Barry McTiernan & Moore
Bethlehem Lutheran Church
Brazen Real Estate
Broad Street Development LLC
Broadway United Church of Christ
Cambridge Corporate Services
CapitalSea Quality Seafood
Cathy C. Russell, Inc.
Charles Hertzog Foundation
Christ Church United Methodist
Coach Matching Gifts Program*
Congregation of St. Saviour at the Church of St. John the Divine
Conservation Services Group, Inc.
DeWitt Stern Group
Ehrenkrantz Eckstut & Kuhn
Fannie Mae
Federal Home Loan Bank of New York
Felicia Fund, Inc
Financial Security Assurance (FSA)*
First Queens Abstract Corporation
Gayle Henderson P.C.
General Atlantic Services Corporation
Goldman, Sachs & Co. Matching Gifts Program*
Healthplex, Inc.
Home Abstract Corporation
HSBC Philanthropic Programs*
James A. MacDonald Foundation
James E. Robison Foundation, Inc.
John J. McHugh Foundation
John Smith Real Estate Group
Josiah Macy, Jr. Foundation*
L&M Equity Participants Ltd.
Lawrence Schulman Family Foundation, Inc.
LICONY
Lindabury, McCormick, Estabrook & Cooper, PC
Linx Partners. LLC

Local Initiatives Support Corp. (LISC)
Maison Gerard Ltd.
Meredith Corporation
Metro New York Chapter of I.C.R.I.
Metropolitan Valuation Services
Monadnock Construction
Moody's Foundation Matching Gifts Program*
Morgan Stanley Global Wealth Management
New York Community Bank
Newmark & Company Real Estate
Pfizer Foundation Matching Gift Program*
Pitney Bowes Management Services
Poly Prep Country Day School
Richard Dattner & Partners Architects PC
Room & Board*
Russo, Keane & Toner, LLP
Rutgers Presbyterian Church
Skidmore Owings & Merrill LLP
Stempel Bennett Claman & Hochberg Studley, Inc.
Temple Emanuel of Great Neck
The Abyssinian Baptist Church
The Atlantic Philanthropies (USA) Inc.
The Bank of New York
The Church in the Gardens
The Frances and Benjamin Beneson Foundation
The Hudson Companies, Inc.
The Janice Michelle Foundation, Inc.
The J.P. Morgan Chase Foundation Matching Gifts Program*
The JKW Foundation
The Levien Foundation
The Margaret A. Darrin Foundation
The Marino Organization, Inc
The McGraw-Hill Companies*
The Sam Spiegel Foundation
The Singer & Bassuk Organization
Truman Ball & Associates Realtors
Ueberroth Family Foundation
Wachovia Corporation
Washington Real Estate Investment Trust
WDHB Consulting Group, Inc.
Williams Real Estate Company

*Participates in an Employee Matching Gift Program

Brokers Build

Real estate in New York City is a high-stakes, top-dollar industry. Behind those multi-million-dollar deals exists a network of hard-driving brokers.

But what do these prestigious brokers do in their leisure time? You may be surprised to find that they've been working tirelessly to help build 11 affordable Habitat homes.

More than 30 leaders in the city's real estate community have teamed up with Habitat-NYC to create Brokers Build, with the goal of getting every New York City broker involved in their effort to increase affordable housing. They have challenged all brokers to underwrite the

cost of 11 homes at Habitat-NYC's 41-unit Atlantic Avenue project.

"We are so excited to have this opportunity to build with Habitat for Humanity," said Stan Ponte, chairman of Brokers Build and president of Coldwell Banker Previews International.

Ponte is leveraging his considerable sales skill, his charm and his sense of humor to the task of fundraising. He adds, "The brokers I've been talking to are joking that this is our first real opportunity to build something. We generally stay away from sharp objects."

Some of New York's most illustrious brokers make up the organization's advisory group, including Halstead's Louise Phillips Forbes,

Toni Haber of Prudential Douglas Elliman and Preferred Empire Mortgage Company's Jeffrey Appel. The project was inspired by Habitat-NYC Board Member Dana Williams of Sotheby's and Kinnaird Fox of Wohlfarth & Associates.

Brokers Build launched their website (www.brokersbuild.org) at the beginning of June, and in one month over 250 brokers signed up to participate, bringing in a total of more than \$80,000.

"We hope that this will be the beginning of a long relationship," said Ponte, "and we look forward to challenging brokers from cities all over the country and all over the world to have their own 'Brokers Build.'"

Habitat Loses Friend, Advocate Emily Frye

The Habitat-NYC family and Harlem community lost a beloved friend when Emily Frye passed away in June. But she leaves a remarkable legacy—36 beautiful, affordable Habitat homes in the neighborhood she cherished.

Emily welcomed Habitat-NYC to St. Philip's Episcopal Church on West 134th Street and fostered the strong partnership that enabled Habitat to build with—and within—Harlem. She later joined our Board of Directors and, until last year, was a very active member of our Harlem Leadership Committee.

She helped lay the foundations for our homes in Harlem and provided leadership and guidance for Habitat-NYC's Jimmy Carter Work Project in 2000.

Born and raised only a few blocks from the church and the site of the future Habitat-NYC homes, Emily devoted her life to building young lives, as well as housing stock, in her uptown neighborhood. Armed with a diploma from Bronx Science and a master's degree from City College, she spent her early years teaching English and Language Arts to intermediate school students. Later, Emily was appointed to District Coordinator for Language Arts in the Harlem school district.

"She was a born Harlemiter, a true Harlemiter, and an activist," said her longtime colleague and friend, Gloria Lee. "Emily believed in

people doing the right thing and living the right way. She was patient and understanding, with very keen insight."



Emily was as devoted to her church as she was committed to social causes and her community. She worked tirelessly with St. Philip's, served on the advisory board of Episcopal Charities and was active in the Episcopal Urban Caucus.

She obtained a second master's degree from New York Theological Seminary. Writing on the outcome of the Justice, Peace and Integrity of Creation Network in Province II assembly in 1996, Emily vowed that the assembly's work "will declare a message of the good news of hope, joy, and freedom to the poor, disenfranchised, uneducated, abused, persecuted, imprisoned, and oppressed, and of honor and care for this fragile earth.

"We concluded that we have the work of justice to do posthaste," she wrote—words that describe Emily Frye's life work.

Halsey Street Update

Our "coffee cup" building is more than just half-full. It's overflowing with eager volunteers—and nearing completion.

The site has received much press in part because of the unique polystyrene Insulated Concrete Form (ICF) construction, inspiring the *Daily News* to dub it "the coffee cup building."

The exterior façade of the Halsey Street condos is 90 percent complete. In recent weeks, volunteers and future homeowners have been finishing up the drywall installation and are now laying hardwood



floors. The next several months will be spent finalizing work on the interior, installing trim and tiling and painting walls. Completion of the building is set for December.

Over the past several months, our Halsey Street complex has taken starring roles in the evening news. Pictures and feature stories about the sixth annual Women Build, as well as the first-ever Lutheran Women Build, could be seen in the *New York Times*, *New York Post*, NY1 and Univision. You can view slide shows of these events on our website www.habitatnyc.org under the Events button.

Advocating for A Silver Bullet

In New York City, rents are climbing and subsidized programs like Mitchell-Lama are phasing out. Housing prices continue to rise, and homelessness is stretching toward an all-time high.

But all these problems may have a relatively simple solution: a *true* New York State affordable housing trust fund.

At a recent forum sponsored by State Senator Liz Krueger, individuals from around the state and from diverse backgrounds and interests testified to the importance of creating an affordable housing trust fund with a dedicated revenue source.

"Housing development begets economic development," said Paige Bellenbaum, Director of Advocacy at Habitat-NYC. "When housing is built or sold, the total economic impact is much greater than simply the cost of construction or the sales price of the home."

Creating a state housing trust fund is a goal of our 2007 Housing Covenant, and Habitat-NYC has been a leader in seeking Albany support for the measure.

New York is one of only a handful of states that does not have a *true* housing trust fund—an effective measure for creating and preserving affordable homes.

Currently, 38 states have housing trust funds, and Florida's model is widely recognized as the best in the nation. Rep. Elaine Schwartz of Florida joined Habitat-NYC's efforts by submitting testimony describing that state's model, which is funded through real estate transfer taxes.

"Florida's housing trust fund is a silver bullet that simultaneously takes aim at poverty housing and generates economic development," she wrote. "Today, it generates \$243 million, which is invested in affordable housing."

Habitat-NYC and affiliates throughout the state are urging Albany legislators to adopt a similar model.