

Lily House Opens Its Doors

A bright and beautiful space offers refuge

The fall of 2005 saw the debut of Lily House, our long-awaited transitional residence for domestic violence survivors that provides 27 spacious, amply-lit and well-equipped units in a newly constructed Art Deco-style building in the Bronx. Originally known as Bronx House, Lily House is able to shelter and serve over 70 families a year. It includes an on-site licensed day care center with slots for 31 children, community rooms, staff offices, two play areas, a backyard overlooking a landscaped courtyard and a parking lot. Safe Horizon, New York City's largest provider of services to domestic violence survivors, is operating the program; the day care is run by the AHRC (Association for the Help of Retarded Children), an organization that works with special needs and mainstream children.



Bronx Borough President Adolfo Carrion tours Lily House

photos below by Brian Rose



Lobby of Lily House



Lily House Day Care Center

Mariadele Priest, a vice president with North Fork Bank, one of the funders, said, "This building sets a tone; it says 'You deserve this' to the residents."

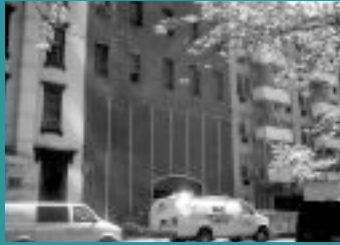
Bronx Borough President Adolfo Carrion, whose office provided \$1 million of the \$6.5 million needed to fund the project, expressed his support for New Destiny's mission and admiration for the completed facility during a tour conducted in August. Said Carrion, "A well-designed and

Lily House features an on-site licensed day care with slots for 31 children

beautiful space like this gives refuge, protection and support to families when they most need it."

Additional funding was provided by the New York State Homeless Housing Assistance Corporation, HUD's Supportive Housing Program, the Federal Home Loan Bank's Affordable Housing Program and grants from foundations, corporations and individuals.

Cindy Harden of Harden Van Arnam Architects designed the building; Phoenix Builders was the general contractor.



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From the Executive Director

I keep a quote by William Jennings Bryan tacked onto the bulletin board in my office. It reads, "Destiny is not a matter of chance, it is a matter of choice; it is not a thing to be waited for, it is a thing to be achieved." The women we serve are all seeking, choosing, and, we hope, achieving, "new destinies."

An example: Following years of battering and threats that endangered her and her children, Alicia S. found the courage to leave her husband. She and her five-year-old asthmatic daughter and wheelchair-bound 10-year-old son, have been living in a cramped, single room in a homeless shelter for over a year. The family is finally set to move into a completely renovated, spacious two-bedroom apartment in a fully handicapped accessible building operated by New Destiny. Alicia S. will have the chance she needs to build a new life, free of fear.

New Destiny has been working hard to create more housing opportunities for victims like Alicia S as the stories in this newsletter demonstrate. During 2005,

we completed three (yes--three!) residential projects – two in Manhattan (Marion Agnes House and 307 E. 54th Street) and Bronx House which has been newly christened Lily House. We also hosted a highly successful fundraiser, and obtained almost half of the needed capital funding commitments for a new, affordable "green" rental project in the Bronx.

New Destiny continues to provide technical assistance and training on permanent housing resources to victims of abuse and their advocates through the HousingLink program. Over 2,000 people benefited from this service in 2005. Another 1,500 individuals visited our website each month to obtain information through the HousingLink Online Resource Center.

New Destiny remains an active participant in the New York City Coalition of Domestic Violence Residential Providers. As such, it's been a year of triumph and tribulation. The Coalition's efforts produced a significant change in the way NYCHA defines domestic violence which will open up public housing to more

abuse victims. Still, the dearth of affordable housing in New York City is a problem of critical proportions with potentially tragic consequences. Domestic violence survivors unable to afford New York City rents must find stable housing to ensure their and, often, their children's safety. They do not have the option of returning to their former homes. A symposium on this topic is planned for the spring (see page 8). The current "bandage," the Housing Stability Plus (HSP) rental subsidy program (see page 3), fails to address the housing needs of too many survivors.

In 2006, we are more committed than ever to providing stable, safe and affordable housing to survivors of abuse. We thank you for your past assistance and encouragement. With your continued support, we will work hard to make it possible for domestic violence survivors like Alicia S. to shape new destinies in the years ahead.

Carol Corden
Executive Director

Pro Bono Help

Donated legal and design expertise jumpstart projects

Nonprofits, like Blanche DuBois in *A Streetcar Named Desire*, depend upon the kindness of strangers. New Destiny has benefited this past year from the time and talent generously donated by **Rob Insolia** and **Steve Gill**, attorneys with **Goodwin Procter LLP**, and **Matthew Gottsegen** with the assistance of **Scott Greider** of **Franke, Gottsegen, Cox Architects**. Gottsegen was honored by New Destiny at its Cocktail Benefit party (see page 4)



E. 54th Street before renovations

Goodwin Procter helped New Destiny negotiate and shape a lease for the now complete Lily House in the Bronx. Insolia, a managing partner at Goodwin Procter, and Gill, a law associate, provided invaluable legal expertise—along with patience and good humor—during the protracted negotiations. New Destiny could not have afforded the quality service provided free of charge by Goodwin Procter.

Similarly, Matthew Gottsegen offered his architectural skills pro bono to New Destiny to upgrade the façade of an eight-unit inclusionary zoning project in

midtown Manhattan on East 54th Street. Gottsegen prepared several designs and specifications for the project, reviewed samples, coordinated the façade design with the architect, then monitored and reviewed the work. The completed façade is a simple yet elegant addition to the streetscape that fits seamlessly into its East Side neighborhood.

E. 54th Street after renovations



photos below by Mike Roberto

The Catch-22 in Housing Stability Plus

Though well-intentioned, HSP often hinders those it should help

The following article reports on some of the results of survey data provided monthly by the nonprofit shelter operators in New York City and focus groups at shelters held during the summer of 2005.

Faced with growing numbers of homeless and a declining number of Section 8 vouchers, New York City unveiled a new rental subsidy program called Housing Stability Plus (HSP) in the fall of 2004. Unfortunately, it is proving to be a mixed blessing – at best.

HSP is the program overwhelmingly used by domestic violence survivors in the homeless system. A survey of New York City nonprofit shelter operators found that 77% of the

residents who leave domestic violence emergency shelters for permanent housing use HSP. As one shelter resident said, “There’s really no other place to turn to, no other program. If you can’t get eligible for HSP or you can’t find an HSP apartment, you have no other choices.”

The program offers a much needed supplement to the woefully inadequate shelter allowance households receive as part of public assistance. Without HSP a family of three qualifies for a shelter allowance of only \$400 a month, a sum that buys little in high-cost rental markets like New York City.

But, HSP has also created a desperate Catch-22 situation for many of homeless families and individuals, including domestic violence survivors.

The amount of the HSP subsidy declines by 20% each year over five years -- a source of enormous anxiety to the program’s recipients. Unemployed domestic violence survivors face the problem of how to make up for the loss of subsidy. For employed recipients with incomes low enough to keep them

on welfare, the problem is how to cover the subsidy decline without earning too much to qualify for public assistance.

Because HSP is available only to homeless persons who qualify for public assistance, it creates a particularly difficult situation for employed domestic violence survivors. Even though they earn too much to qualify for public assistance, they are often unable to afford

New York City rents without rental subsidies. As a result, working survivors are forced to choose between safe housing for themselves and their children and employment. They must reduce their hours or leave their jobs in order to qualify for public assistance and the rental subsidy linked to it.

The condition of apartments participating in HSP has also been an issue. Because landlords must agree to rents lower than Section 8’s Fair Market Rent, the quality of HSP apartments is often poor and requests for additional payments and “side deals” are rampant. One resident said, “When I approach a street, I instantly know which is the HSP building because it is the most broken down on the block. I can only imagine what that will do to how my child feels every day, coming home from school.”

“There’s really no other place to turn...if you can’t get eligible for HSP... you have no other choices.”



During my 10-week experience working as a **Citigroup** summer graduate intern at New Destiny, my qualitative and quantitative work and my classroom experience came together in a cohesive project.

I analyzed survey data from New York City’s domestic vio-

lence shelter providers about where survivors go when they leave emergency shelter. Part of the survey collected information about the new rental subsidy program called Housing Stability Plus (HSP). I also conducted 11 focus groups at emergency shelters which allowed me to get a clearer and more intimate picture of how survivors experience HSP.

I discovered that one major problem with HSP is ineligibility due to employment. Excluding most working women from HSP serves as a disincentive for the unemployed and punishes those who work.

The tentative findings demonstrated not only the potential long-term difficulties with HSP—will families be able to make up the shortfall in rent as the subsidy declines annually?—but also the immediate problems. What are the options available to victims of abuse who are not eligible for HSP? Domestic violence survivors in emergency shelters are in very precarious situations that are exacerbated by the limitations of HSP. My summer internship brought home the hard choices survivors and their children are forced to make.

The Greening of the Bronx

New project uses environmentally sensitive technology

The latest advances in “green” technology will create a healthier living environment, greater energy efficiency and, consequently lower operating costs, for New Destiny’s newest permanent housing project in the northwest Bronx. The planned nine-story, 38-unit, 38,000 square foot building will use high-efficiency modular boilers, and recycled and sustainable materials including bamboo floors, recycled rubber surfacing for play areas, linoleum and low e-glass windows.

Units will be a mix of studio, one and two bedroom apartments for families and individuals made homeless by domestic violence and other low-income residents. A full-time case manager and a part-time recreational specialist will be on staff.

Harden Van Arnam Architects, the designers of Lily House, and two other New Destiny-owned projects in Brooklyn, are designing the project in conjunction with engineer Rey Prego and green consultant Tom Sahagian of Power Concepts.

**“green”
technology
creates a healthier,
energy efficient
and less costly
living
environment**

New Destiny has raised almost half of the \$9.8 million in financing required for development of the project with grants of \$3.7 million from the New York State Homeless Housing and Assistance Corporation, \$800,000 from the New York City Council, and \$100,000 from The Starr Foundation. The balance of the capital funding is expected to come from low income housing tax credits which will be purchased by the Enterprise Social Investment Corporation. The Enterprise Foundation, the Corporation for Supportive Housing and the Valentine Perry Snyder Foundation are providing predevelopment assistance.

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New Destiny Celebrates 10th Anniversary

Cocktail Benefit Party salutes first decade - ushers in the next



Emily A. Youssef, 10th anniversary honoree

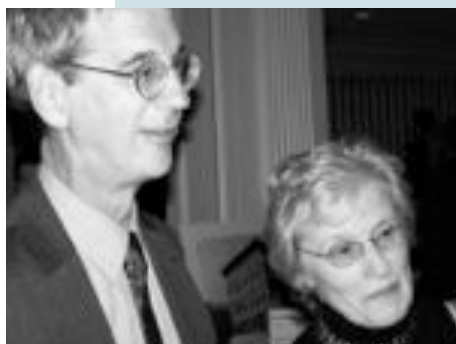
A crowd of almost 300 helped New Destiny Housing Corporation celebrate its 10th anniversary at a gala Cocktail Benefit party held last October at the Sky Club atop the MetLife Building in midtown Manhattan. As the spires of New York City landmarks glistened in the background, New Destiny honoree **Emily A. Youssef**, president of the **New York City Housing Development Corporation (HDC)**, for her critical role in implementing Mayor Bloomberg's ambitious New Housing Marketplace plan to build or preserve 65,000 units of affordable housing. Under her

leadership, HDC has become the nation's leading issuer of multi-family housing bonds. Youssef is a passionate champion of the cause, and we were proud to applaud both her diligence and the fruit of her efforts.

New Destiny also recognized **Matthew Gottsegen**, partner of **Franke, Gottsegen, Cox Architects**, for his pro bono work with New Destiny on an inclusionary project developed by World Wide Group (see page 2). Attendees met and mingled as a jazz trio played. Speakers included Board Co-Chairs Albert K. Butzel and Martin D. Newman and board members Richard Froehlich and Lara Funderburk. Benefit Committee Chair **Charles Gatewood** of **JP Morgan Chase** pronounced the event, which raised \$150,000, "both enjoyable and successful."



Guests enjoy 10th Anniversary celebration. Clockwise from above: Karen Olvaney & Terry Cerezola, Angela Kaye, Lara Funderburk, & Lane Addonizio, Al and Brenda Butzel, and Joe Reilly & Charles Gatewood of Chase CDC



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Guests celebrating New Destiny's 10th Anniversary are, clockwise from upper left: Curtis McKinney (2nd from left) and Citibank real estate team; Kirk Goodrich, ESIC; Matthew Gottsegen (pro bono honoree) & Stacy Thompson; Marty Newman & Carol Corden; Stacy Thompson & Deborah Morrell; Barbara Feldman & Rich Froehlich; and Sue Fleck & KeySpan Group



Marion Agnes House Debuts

An abandoned school on the Lower East Side is transformed



Nazareth House exterior

Sister Marion Agnes Daniel had a plan. She wanted to convert a former parochial school on the Lower East Side of Manhattan, blighted and vacant for over 50 years, into homes for low-income families. After eight years of planning, negotiating and fundraising, her vision has been realized. Marion Agnes House, a five-

story, 17,500 square foot building located on East 4th Street between Avenues A and B and comprised of 15 newly-renovated apartments -- 13 affordable rental apartments for families making less than 60% of the area median and two transitional units -- held a grand opening event on December 15, 2005. Occupancy should begin shortly.

Sister Marion is the founder of Nazareth Housing, a pioneering social service provider dedicated to preventing homelessness and promoting family self-sufficiency on the Lower East Side. Supporting her plan were Mary Kilbourn, Executive Director, and Nazareth Housing's dedicated Board of Directors. New Destiny, the development consultant for the project, helped raise the construction and per-

manent funding and coordinated the development team.

The project involved a 32-year ground lease for \$1 per year from the Archdiocese of New York and required close cooperation with the historic church to which it is physically attached. Architect Anthony Law designed the bright, high-ceilinged one, two and three bedroom apartments; Notias Construction was the contractor.

Construction financing, provided by JP Morgan Chase, will be replaced by funding from the New York State Housing Trust Fund and the New York City

Employees Retirement System. The City, the Federal government, the Federal Home Loan Bank and grants from foundations, corporations and individuals provided additional construction and permanent financing.



Nazareth House vestibule

Talking with ... New Destiny's Housing Support Coordinator

Jessica Croxton helps tenants get their lives back on track

Q. What does the Housing Support Coordinator do?

A. I provide social services to tenants living in New Destiny's permanent housing, facilitate the tenant association, and organize tenant workshops. During on-site office hours I meet with tenants. I also follow up on past issues and check in to see how they are doing.

The issues I deal with run the gamut from navigating public assistance to helping to create resumes to setting up personal budgets. Many tenants lack support systems and have nowhere to go for help. This is especially true for domestic violence survivors who may have had to leave their communities and cut ties with friends and relatives in order to be safe.

Q. What are the two achievements you are most proud of during the past year?

A. I helped one tenant open her first bank account and set up a monthly budget that we review weekly. Since she was nervous about going into a bank I went with her and coached her through the interview with the bank officer. Once she opened the account, she felt enormously proud. She has already saved a large portion of her SSI check by not using "check cashers."

I also helped a young mother find employment and get started on her GED. I worked with her on her resume and conducted practice interviews. She ultimate-

ly found a job through a referral I made to AmericaWorks. She found childcare for her daughter through a tenant association meeting where she met another tenant who provides licensed child care in her home.

Q. What is the most frustrating aspect of the work you do?

A. Lack of community services! Though many tenants want counseling and mental health help, they can often only get the services by traveling outside the neighborhood. The lack of support from local police has also led to distrustful tenants who don't feel safe. For example, the police were extremely insensitive to a tenant who reported a case of domestic violence and was trying to remove her abuser from her home.

Q. If you had more resources, what would you do with them?

A. I would set up a therapeutic family arts program for the tenants. Many of the families are dealing with depression, low self-esteem and anger stemming from domestic violence and, often, homeless experiences. A family-oriented arts program would provide a wonderful means of self expression for survivors.

New Destiny Housing Corporation

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New Destiny Housing Corporation thanks our many other generous contributors who make our work possible.

Board Members Tour Sites

Eight directors witness tangible results of efforts

On one of the hottest days in July, eight members of New Destiny's Board of Directors joined Executive Director Carol Corden and Senior Project Manager Joan Beck for a tour of New Destiny projects in the Bronx and Manhattan. The first stop was Lily House in the Bronx (see page 1). After years of hearing about the project at board meetings, directors marveled at the spacious, light-filled apartments and the building's inviting courtyard and play area. While in the Bronx, the group stopped by a site on Andrews Avenue that will be used to construct a 38-unit service-enriched affordable rental project in the not-too-distant future.

Back in Manhattan, Board members saw Freedom House, an emergency domestic violence shelter currently under construction for disabled domestic violence survivors. New Destiny is developing this project for Barrier Free Living, a nonprofit group that provides counseling, advocacy and skills-building for disabled persons.

The next stop was mid-town Manhattan and an eight-unit inclusionary zoning project that New Destiny owns and manages. Board members walked through the enviably large studio and two-bedroom units that were still vacant in July as New Destiny awaited the transfer of the building from World Wide Group, the developers of the project.

The final destination was Marion Agnes House on Manhattan's Lower East Side. After touring, the group agreed the result was worth the effort endured to make this complicated project a reality (see page 5). High-ceilings, over-sized windows and innovative layouts would make these apartments desirable anywhere in New York City. Add in affordable rents and their location in the booming Lower East Side and they become close to miraculous.

At the end of the afternoon, all - hot and tired though they were - gave the tour high marks.

"It really helps to see firsthand the projects New Destiny spends so much time and effort developing," said Director Rich Froehlich.

"As a new board member, the tour helped me to understand what New Destiny does," said Director Lily Fraga. One director was so impressed by the extent, variety, and quality of New Destiny's work that he took his wife on a tour of the projects that week-end!

Board Welcomes Lily Fraga

Newest member brings international perspective

Lily Fraga is the newest member of New Destiny's Board of Directors. A vice president in **JP Morgan Chase's International Private Client Group**, Lily has been responsible for providing investment advice and portfolio management to private clients, mainly in Latin America and Europe, since 1994.

She was initially drawn to New Destiny from a desire to make a meaningful contribution to a cause that mattered deeply to her—domestic violence. "I grew up in Argentina where I saw how many women struggled under abusive home environments without an opportunity to

"Providing the tools for them to have a fresh start is what attracted me to New Destiny."

Lily Fraga, new board member

escape. Providing the tools for them to have a fresh start is what attracted me to New Destiny."

An active member of the Board Development Committee, Lily finds her volunteer efforts at New Destiny particularly satisfying because the product of the organization's work - housing - is tangible.

In the coming year, Lily's goal is to "raise the public awareness of the need to support organizations such as New Destiny." With Lily's international perspective it's hardly surprising that she is working on the problem of domestic violence in Argentina as

well as in the United States. "I am joining forces with local church groups in Argentina to provide basic vocational training to Argentine women who would like to break away from abusive situations and are seeking financial independence."

Board members enjoy a tour of New Destiny's newest apartments designed to be affordable and beautiful



To find out more or to contribute...

Our Mission: New Destiny was founded to increase the housing and services available to low-income survivors of domestic violence in New York City. We do this by (1) developing and managing new housing, (2) assisting other not-for-profits to develop housing, (3) providing technical assistance and training to low-income domestic violence survivors, and (4) advocating for more housing resources.

A general operating contribution assists New Destiny to plan and develop new housing for domestic violence survivors and supports our other programs. New Destiny is a not-for-profit 501(c)(3) organization and your contribution is tax deductible.

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Checks can be made out to "New Destiny Housing Corporation" and mailed to New Destiny Housing Corporation, 1140 Broadway, Room 1002, New York, New York 10001. You can also make a donation online by going to our website at www.newdestinyhousing.org and pressing the "donate now" button.

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Spring Symposium to Explore Housing Options

save the date: **May 2, 2006**

New Destiny is spearheading plans for a spring symposium to be held on Tuesday, May 2, 2006, that will focus attention on the lack of permanent housing options for domestic violence survivors.

The United Way, Corporation for Supportive Housing, the Enterprise Foundation, the Supportive Housing Network of NY and the Coalition of Domestic Violence Residential Providers have signed on to sponsor the event. The symposium will explore possible solutions and help create a plan for action.

Selected city agency representatives and elected officials as well as media, funders and academics will be invited to attend and participate. A working group will convene in the symposium's aftermath to help develop innovative solutions to the growing crisis. the

For more information: contact Jill Stein at jstein@newdestinyhousing.org.

...join us
to explore
permanent
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for victims of
domestic violence.