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Training Program Proves Popular with Advocates

New Destiny's HousingLink program is a unique resource for low-income domestic violence survivors and their advocates seeking information and advice about permanent housing in New York City. HousingLink offers a telephone HelpLine (646-472-0262 ext. 15) for individual counseling; a website with detailed information about searching for housing and applying for rental subsidy programs (www.newdestinyhousing.org and click on "HousingLink"), and workshops on a variety of housing topics.

During FY 2008, New Destiny has sponsored more workshops, participated in more forums, and made more presentations on domestic violence and permanent housing than ever before.

New Destiny conducted seven workshops as part of its "Train the Trainers" Series focusing on public programs available to domestic violence shelter residents. HousingLink Coordinator Catherine Trapani, assisted by Bill Baker, conducted training sessions on the "Domestic Violence Priority" for public housing and Section 8 and New York City's Advantage rental subsidy program for shelter residents.

Another 23 presentations were made to the Administration for Children's Services, Safe Horizon, the New York State Coalition Against Domestic



Catherine Trapani and Bill Baker review workshop evaluations

Violence, Henry Street Settlement, Homeless Services United, and the Community Service Society among other organizations.

Almost 700 people have participated in HousingLink workshops and presentations during the past year. And, the evaluations from participants have been overwhelmingly positive.



"Awesome training! Very detailed", "This training will make me a better informed advocate," "I've learned important information and gained essential resources", and "The information covered is vital for all professionals to be made aware of" are just a few of the comments received.

To check for future workshops, go to New Destiny's website (www.newdestinyhousing.org) and click on "What's New/Training Workshops."

Housing Development Update

New Destiny Receives Deutsche Bank SHARE Grant

To support service-enriched, affordable housing

New Destiny is one of twelve grantees in the fourth round of Deutsche Bank's Supportive Housing Acquisition and Rehabilitation Effort (DB SHARE). This three-year program provides a grant of \$50,000 a year and a loan of \$25,000 a year to organizations developing supportive housing for the homeless. DB SHARE, established in 1998, has helped increase the capacities of New York City's supportive housing providers to take projects from conceptualization to completion with greater efficiency and at greater scale.

New Destiny will use the DB SHARE award to develop two new service-enriched affordable rental projects containing apartments reserved for domestic violence survivors leaving the New York City shelter system. New Destiny's goal is to provide stable and secure housing for previously homeless victims of abuse still recovering from the trauma of domestic violence.

Pro Bono Help on Anderson Avenue Acquisition

Thanks to expert legal help from Sutherland Asbill & Brennan, New Destiny was able to close its first transaction with the New York Acquisition Loan Fund. David Poline and Kimberly Johnson, under the supervision of Partner Lester Bliwise, assisted New Destiny housing development staff with this complex closing. New Destiny is grateful to Sutherland Asbill & Brennan for its invaluable support as well as to Gail Bayarin of Lawyers Alliance for New York who assisted in the transaction.

New Destiny Acquires Two New Sites for Development

With assistance from Corporation for Supportive Housing (CSH) and the New York Acquisition Loan Fund, New Destiny has purchased two vacant sites to be developed as service-enriched affordable rental housing with set-asides for domestic violence survivors and their children.

One site is located in the Bedford-Stuyvesant neighborhood of Brooklyn in close proximity to 36 units currently owned and operated by New Destiny. The three lots, purchased from a church, will become the location of 25 to 35 apartments affordable to low- to moderate-income households. Corporation for Supportive Housing (CSH) provided the acquisition financing.

New Destiny's second purchase, in the West Concourse/Highbridge section of the Bronx, will permit the development of a 40+ unit apartment building. CSH originated the acquisition loan of almost \$2 million for the New York Acquisition Loan Fund. Soft commitment letters from the New York State Office of Temporary and Disability Assistance and the New York State Division of Housing and Community Renewal were required for the financing commitment.

New Destiny will begin applying for capital funding this summer for both projects.



Vacant lot in the Bronx holds promise for affordable housing

Marketing Underway for Marcello Manor

Affordable apartments with energy-conserving green features slated to open September 2008

As the construction of Marcello Manor in the Bronx nears completion, New Destiny has begun accepting applications for 37 brand-new, spacious, light-filled apartments. All of the apartments will be affordable to households with incomes below 60% of the Area Median Income (or \$38,000 for a family of three) and nine will have rents affordable to very low-income families receiving public assistance.

The architectural firm of Harden Van Arnham has designed a handsome 9-story brick building that will be an asset to the Fordham Bedford neighborhood. Lettire Construction is the general contractor.

With energy-conserving equipment and many green features, Marcello Manor is designed to reduce operating costs for both the landlord and tenants with the goal of keeping apartments affordable in the future.

The project will contain a number of amenities including a laundry room, a community room, and secure outdoor space. A full-time case manager and a part-time recreation specialist will be available on site to provide resource information and support services for adults and children.

Marcello Manor is expected to be ready for the first tenants to occupy in September 2008.

To find out more about the project or to obtain an application, go to New Destiny's homepage at www.newdestinyhousing.org.

Clockwise from left: Marcello Manor in April 2008

Kitchen interior

Rear yard at Marcello Manor

Housing Development Director Joan Beck inspects apartment



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Friends and Community Partners Celebrate our Honorees



*Top left: Eugene Schneur and Mo Vaughn of Omni New York
Top right: Brenda Stone and Washington Mutual colleagues
Above: Director Terry Cerezola with Karen Olvany, Christina Boris, and Jim Hart of Guardian Life
Left: Sol Arker and Debrah Lee Charatan
below left: New Destiny Tenant Zariah James
Below right: Catherine Trapani with Charles Gatewood, Emily Youssouf and Jenny Low of JP Morgan Chase*



2008 Annual Gala Celebrates Four Honorees

Domestic violence survivor guest speaker focuses on the future and empowering her children

New Destiny's third Annual Cocktail Benefit took place on March 5th at the New York Athletic Club. Almost 300 people joined New Destiny's board to celebrate our honorees, to preview New Destiny's video "Building Better Futures", and to hear about the impact of New Destiny's work from one of our tenants.

New Destiny honored the New York State Commissioner of the Division of Housing and Community Renewal

Deborah Van Amerongen, Manhattan Borough President Scott Stringer, the Co-Managing Director of Omni New York LLC, and New Destiny Director Albert Butzel for their unique contributions to affordable housing in New York City and their support of New Destiny.

Gala attendees heard a moving presentation by "Ann", a New Destiny tenant. "Ann" began by saying, "I never imagined that I would say I am a domestic violence survivor, but I am." She described her

very middle-class life style which came to an abrupt end when she left her husband after years of abuse. "Organizations like New Destiny are needed to give more people a second chance. My goal now is to make my children proud by focusing on our future and letting go of the past."

JP Morgan Chase, represented by Charles Gatewood, Emily Youssouf, and Jenny Low, presented a check for \$30,000 to New Destiny's HousingLink program—which provides technical assistance, training, and individual counseling to several thousand victims and their advocates each year.

Fifty-seven corporate and individual sponsors helped New Destiny net over \$130,000. We are particularly grateful to our platinum sponsors — **The Durst Organization, Guardian Life Insurance Company, JP Morgan Chase, Omni New York LLC, and Washington Mutual** — for their support.



Above: Honorees Al Butzel, Deborah Van Amerongen, and Mo Vaughn with Executive Director Carol Corden and New Destiny Chair Sue Fleck

Below: Princess and Zariah help Bill Baker pick door prize winners



At right: DHCR Commissioner Van Amerongen and Manhattan Borough President Scott Stringer



Below right: Rich Miller of Lane Furniture with New Destiny Directors Lara Funderburk and Lane Addonizio



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Project Safe Home Gets \$256,000 Grant

Helping low-income domestic violence survivors find permanent housing options

New Destiny Housing has received a three-year, \$256,000 grant from The Oak Foundation to launch Project Safe Home, a new initiative that will increase permanent housing options for low-income domestic violence survivors leaving New York City's shelter system.

The pilot program will enable New Destiny to link low-income domestic violence shelter residents with vacant apartments in "tax credit" buildings where owners and developers receive tax incentives to provide affordable rents.

Sixty percent of the individuals and families exiting emergency domestic violence shelters and more than a third of those leaving transitional shelters lack safe, permanent housing. Project Safe Home offers an encouraging new alternative that will enable domestic violence survivors leaving shelter to explore a previously untapped resource. A special plus is that these units are high quality and well-maintained.

Through Project Safe Home New Destiny will be able to inform potential tenants of available units, guide them through the application process, and identify providers to support survivors and keep them safely housed. The program will also help the owners and managers of "tax credit" buildings fill vacancies more quickly.

The initiative is an outgrowth of New Destiny's housing development, direct service, and advocacy activities. According to Carol Corden, New Destiny's Executive Director, "Project Safe Home will enable us to set in motion a fresh new method for matching tenants with existing apartments in a highly systematic and coordinated way. It offers a creative, straightforward solution to an extremely complex problem, and may well make the difference between living in safety and in danger for those fleeing abusers."



New Destiny thanks the many other generous donors who make our work possible

New Destiny Director honored at 2008 NYSAFAH Conference as “Advocate of the Year”

New Destiny board member Richard Froehlich was honored at the 2008 New York State Association for Affordable Housing conference as “Advocate of the Year.” Rich was recognized before a crowd of over a thousand for his professional commitment to creating and preserving affordable housing. Currently Executive Vice President and Chief Counsel of the New York City Housing Development Corporation, Rich was lauded for his tenacity in bringing difficult deals to a successful conclusion and for his innovative approach to preserving expiring Mitchell Lama projects. The board and staff of New Destiny congratulate Rich for this outstanding accomplishment!



New Destiny Executive Director one of TOP Women in Real Estate and Construction

New Destiny’s Executive Director, Carol Corden, has been selected as one of 17 “Top Women in Real Estate and Construction” by Tri-State Real Estate magazine. Carol was recognized at the 3rd annual TOP Awards Gala held in New York City on June 11th and invited to give a presentation on the mission and work of New Destiny. New Destiny was also designated to receive a portion of the proceeds from the evening event.



To find out more or to contribute...

Our Mission: New Destiny promotes the long-term security and stability of low-income families and individuals at risk of domestic violence and homelessness. New Destiny builds affordable housing, provides services and programs to help victims of domestic violence become and remain stably housed, and advocates to increase the housing resources available to New York City’s low-income families.

A general operating contribution assists New Destiny to plan and develop new affordable housing 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 at 1140 Broadway, Room 1002, New York, New York 10001. You can also make a donation online at our website:

www.newdestinyhousing.org click on “donate now”

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This past year, New Destiny...

- Housed **335** families in New Destiny-developed transitional and permanent housing
- Responded to **1,400** calls to Housing HelpLine from individuals from all 5 boroughs seeking help finding and keeping housing
- Hosted **19,000** visitors to the New Destiny website
- Provided training and information to **700** participants at 30 workshops and presentations focused on permanent housing options for domestic violence survivors
- Provided **residential services** to tenants of New Destiny's affordable rental housing
- Acquired **2 new sites** to develop over 70 new units of service-enriched affordable permanent housing for domestic violence survivors

