



the Builder

SPRING 2015 NEWSLETTER

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www.patersonhabitat.org

973-595-6868

Growing a garden of homes and hope

*By Barbara Dunn
Executive Director
Paterson Habitat for Humanity*

Inch by inch, row by row

Many of us can't read that opening line from David Mallet's much loved "Garden Song" without mentally singing the next one:

Gonna make this garden grow

Thanks to our donors and volunteers, Paterson Habitat is making its garden grow year round in the city's 4th Ward. It's a garden of homes and hope in a neighborhood damaged by urban blight, but now under steady cultivation.

The blossoms in this urban garden are the attractive homes built by our volunteer construction crews and the families who have bought them with the help of discounted home prices and zero-interest Habitat mortgages.

Families in desperate need of decent housing they can afford are finding it in neighborhoods eager for the stability that comes with homeowner families. That fusion of needs is at the heart of our strategy for neighborhood revitalization.

For many of these families, buying a Habitat home means an end to being held at the mercy of a rental market that drains their monthly budgets and leaves them struggling to buy necessities, never mind saving to buy a home of their own.

New Jersey is tied for 4th place in the ranking of the most expensive states for renters. To afford a two-bedroom apartment at fair market value without paying more than 30 percent of income for housing, renters in New Jersey need an hourly wage of at least \$24.92. That's almost three times the federal minimum wage and it's almost 40% more than the hourly wage for households making the median income in Paterson.

In the city, it's not uncommon to meet low-income families with children

(Continued on inside)



A Paterson Habitat team "travel with a purpose" on the last day of the Everest III Build in Nepal, November 2014.

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Travel with a purpose: Spend a week in Africa making a difference: August 2016

If you'd like to help change the world and see a little more of it at the same time, consider joining Paterson Habitat on a one-week Global Village trip to Africa in August of 2016. The specific country and exact dates will be announced later this spring, but now's a good time to start thinking about this special opportunity.



In past years our volunteers have made several trips to Kenya, where we have a long relationship with the Habitat affiliate. Additionally, through 30 years of annual tithe donations, Paterson Habitat has sent over \$600,000 to Kenya resulting in building over 500 homes.

Selection of the host country for 2016 will be based on need, not an easy decision on a continent where nearly half the population lives on less than a dollar a day. As with all Habitat international Global Village trips, volunteers will be responsible for travel costs to the host country as well as food, living accommodations and other in-country costs.

If you'd like more information please contact:
trips@patersonhabitat.org



In 2011, Paterson Habitat visited Maai Mahui, Kenya to build HFHI's 500,000th home

Staff

973-595-6868

Barbara C. Dunn, Executive Director	101
Oscar Bashualdo, Accounting Manager	102
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Andrea Brescia, Grant Writer & Special Projects*	119
Gina Damiano, Resource Development Manager & Corp Relations	120

* denotes part-time staff

FTE = 17

Construction:

Rob Alvarado, Construction Manager	122
Diana Vasquez, Construction Project Assistant	115
Jordan O'Donnell, Procurement & Construction Mgt Assistant	109
Jose Torres, Senior Site Foreman	
Bernard Combs, Adelis Ramos, and Bruce Reginald, Site Foremen	

AmeriCorps Volunteer:

Susan Phillips, Neighborhood Dev. Project Assistant*	121
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ReStore Staff

(973) 782-6993

NEW WEBSITE: www.habitatrestorewayne.com

Walt FitzPatrick, ReStore Director	202
Isis Haylett, Donations Manager	200
Barrett Thompson, Supervisor, Warehouse & Donations	
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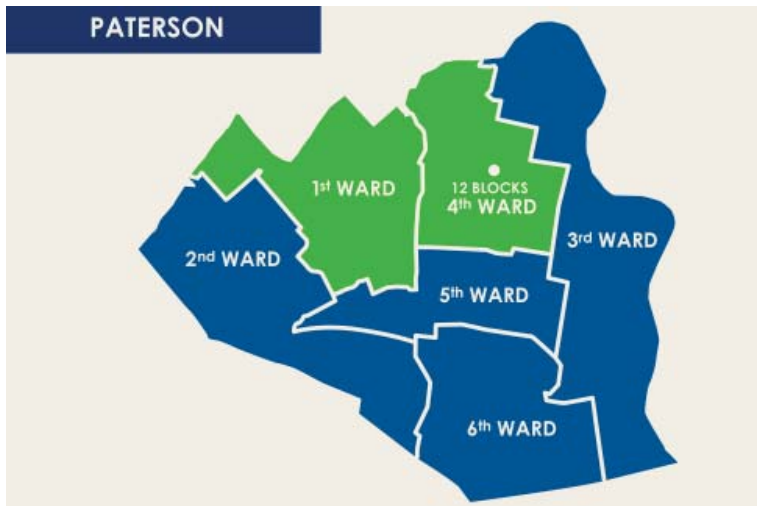
Growing a garden (Continued from page 1)

crowded into one-bedroom apartments that rent for \$1,000 a month. But as Habitat homeowners, this family could be living in an ENERGY STAR certified quality home of their own, with living room, laundry room, kitchen and 1,200 square feet of open living space lot for a monthly mortgage payment of around \$800.

Helping individual families achieve that kind of security is the first crucial step in reviving neighborhoods. There is a ripple effect as new homeowners move in and get involved with their children's schools, becoming advocates for improving community services. Progress made by Habitat and our community partners is also attracting more housing developers to the 4th Ward, both non-profit and commercial.

Like growing a garden, this doesn't happen overnight. However the 4th Ward has begun its transition from Paterson's most troubled district to something more promising. The progress is helped along by true believers like Jeanette Thompson, a leader of the Paterson Habitat Homeowners Association who raised her family in the 4th ward.

"When I see families moving into our new houses on Summer Street and Harrison Street and think back to what those streets were like just a few years ago, it makes me think 'Yes, we can do this,'" Jeannette says. "Paterson is coming back."



12 BLOCKS

We're starting our next 3 decades focused on 100 derelict properties in the **4th ward**. We want to cut that number in half in the next 3-5 years. We'll rebuild/redevelop them all in the next decade.

It's an ambitious goal, but with your help, we can do it. We're working with other stakeholders—the city administration, community organizations, residents, and for profit developers to assemble all the elements of a strong community.

Our joint effort will create a stable foundation for the city . . . the Paterson of the Great Falls National Park, the Paterson of economic and cultural diversity—**the new Paterson.**



Neighborhood Revitalization Tax Credit

Paterson Habitat was able to participate in the Neighborhood Revitalization Tax Credit (NRTC) program again for 2015. The program allows companies to redirect their existing tax liability into nonprofit support. It has proven to be a popular and effective pathway for directing funding to troubled neighborhoods.

In order to participate in the NRTC program, we created a resident driven neighborhood plan. The plan, which was approved by the state in 2013, is called "Building Pride in the Northside" and contains housing, open space and economic development among its goals.

In addition to the neighborhood plan, each year Paterson Habitat submits a project for approval that furthers the residents' goals and addresses one or more elements of the overall plan.

The 2015 project continues to execute on the neighborhood plan and includes the redevelopment of a property that was acquired as part of the 2014 project. In addition, the organization will undertake an economic development study to determine what types of retail establishments might be supported by the Northside neighborhood.

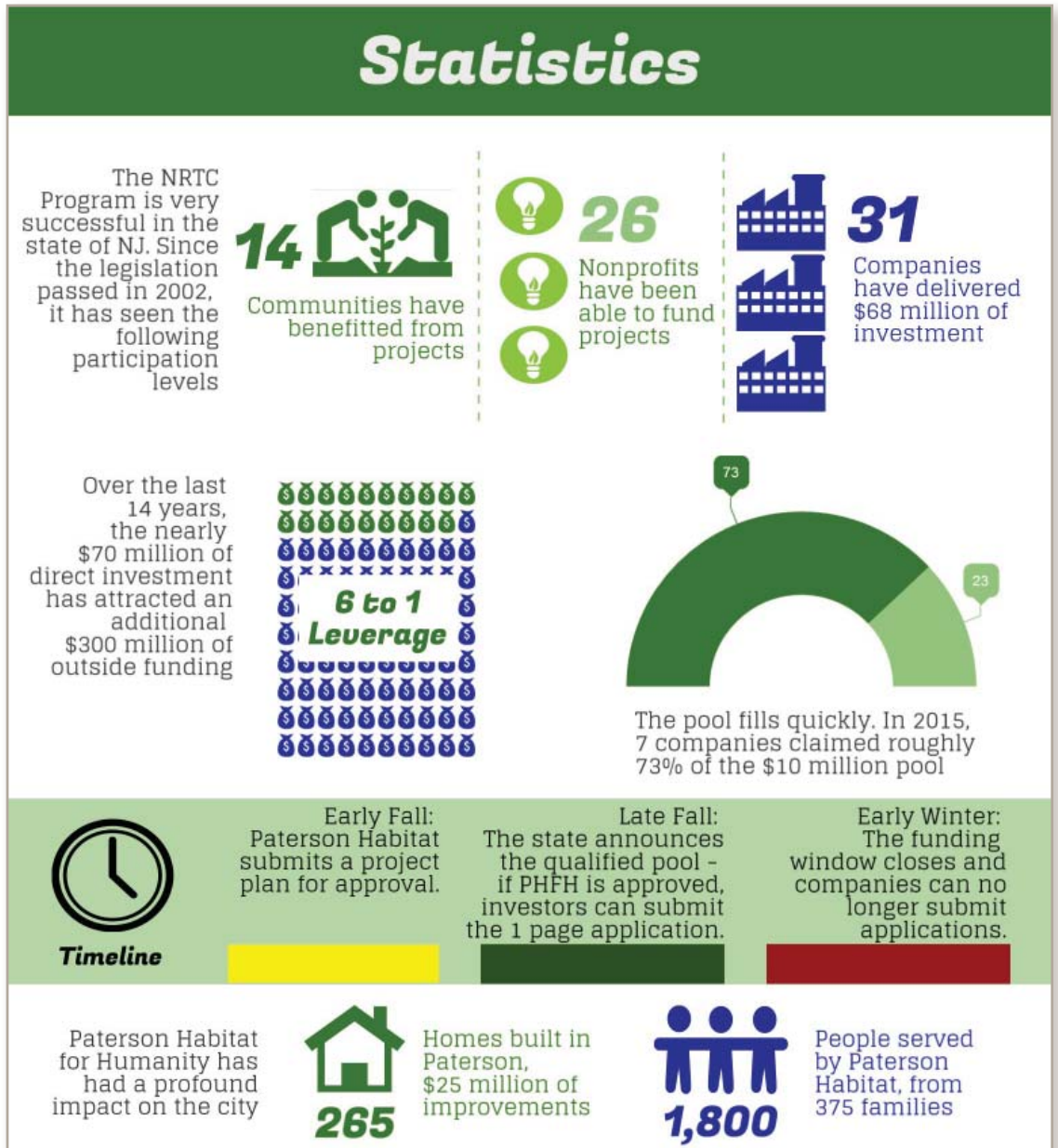
For 2015, Paterson Habitat was able to secure funding from 5 area companies, while generating interest from many others. We would like to thank our 2015 NRTC contributors, including:

- Accurate Box
- BSI, Inc.
- Lakeland Bank
- TD Bank
- Valley National Bank

We intend to submit a project for 2016 and look forward to using this effective program to further neighborhood plan goals in Paterson's Northside.



For more information, please contact:
Paul Denninger,
973-595-6868 x 107
nrtc@patersonhabitat.org



Habitat your way

Nancy and Roy DeVries were students at Carnegie Mellon University in Pittsburgh when they were married 60 years ago. Money was extremely tight and they were glad to qualify for an apartment in a public housing project for \$23 a month.

They never forgot the helping hand they got back in 1954. So when their big 60th anniversary came around in August, they decided to celebrate by inviting friends and family to participate in a well-organized home building and fund-raising effort raising over \$25,000 for Paterson Habitat.

Guests were invited to choose from four building dates at Paterson Habitat construction sites. Over 60 people turned out and many more sent in donations to Paterson Habitat in honor of the DeVries' anniversary. "Both the turnout and the level of fundraising far exceeded our expectations," said Nancy, who like Roy, is a longtime Paterson Habitat supporter. "We thought 60 was a significant number and we wanted to celebrate it in a significant way."

Nancy and Roy, center, at the end of a day on the jobsite with some of the DeVries Build volunteers.



They might have also started a new trend in significant celebrations. Eileen and Chuck Manley of Ringwood, also longtime friends of Paterson Habitat, are planning a home building/fundraising event to celebrate their 50th anniversary in early summer.

If you would like more information on planning a "Habitat your way" event and helping Paterson Habitat while celebrating your major milestone, please contact Gina Damiano by phone at (973) 595-6868 x120, or email gina@patersonhabitat.org

30th Anniversary celebration set for Sept. 24th in the "Penthouse" at Montclair State University



Paterson Habitat's 30th Anniversary Celebration is still six months away, but friends who mark their calendars early should note that we have a new date and location:

**Thursday, September 24
at Montclair State University, 6:30 pm**

An opportunity arose to hold this most important night in the history of Paterson Habitat on the MSU campus in the university's "penthouse" facility—overlooking the city of Paterson and NYC. There will be plenty of room inside for everyone who wants to join us for a great dinner and a celebration of Paterson Habitat's first 30 years. The campus also offers ample parking near the Penthouse for the 400 or more Habitat supporters expected to attend.

This special night will include classic New Jersey rock 'n' roll and cuisine from around the city—the "tastes of Paterson and the sounds of New Jersey." The celebration dinner will feature foods representing Paterson's rich diverse ethnic and nationality groups. Then the hundreds of friends expected for this milestone event will be entertained by "Who Loves You," a

musical group specializing in songs made famous by New Jersey's legendary Frankie Valli and The Four Seasons.

Our longtime friends at ADP have stepped up to be the lead corporate sponsor of this event. Ticket sales for a landmark event like this are crucial to the fundraising that keeps Paterson Habitat "building hope with homes."

While the list of guest speakers and other details are still being finalized, we are thrilled that Habitat for Humanity International CEO Jonathan Reckford will join us. Additionally, Pulitzer Prize winning newspaper reporter, columnist, and best-selling author Anna Quindlen has already joined the effort as a member of the celebration's Honorary Committee.

"This 30th anniversary celebration is a great time to look back with pride and look forward with confidence," said Barbara Dunn, Executive Director. "Both the pride and the confidence come from our loyal supporters and I look forward to celebrating with them on Sept. 24th."

Ticket information for the 30th Anniversary Celebration will be available on our website at:
www.patersonhabitat.org/30thcelebration.





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donations@patersonrestore.org



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