

the builder

Paterson Habitat for Humanity's Newsletter



FALL 2019

INSIDE

A conversation with
Paterson Habitat's CEO
Page 3

You are part of
something big
Page 3

Made possible by you
Page 3

In a house unlike any we've built before

a big family achieves their big dream of having a home of their own

In the five years since Ana arrived in Paterson from the Dominican Republic she has worked hard to build a life here in the USA, while raising her children. But she had almost given up on the dream of her family ever having a decent home of their own at an affordable cost.

Ana ran into the brick wall of New Jersey's housing costs, among the highest in the country. Like so many families, Ana and her children lived in a series of painfully small, cramped, rental apartments left in chronic disrepair by absentee landlords, which created an incredibly difficult living situation.

Then they discovered Paterson Habitat for Humanity at an open house for a home Paterson Habitat had built on Rosa Parks Boulevard. That was the first step down the path of partnering with Paterson Habitat to build and buy a home of their own.

"We're a close family," said her son Adrian. "But thanks to Habitat, now we can live side by side and not on top of each other." The home they will move into later this year is unlike anything our volunteer construction crews have ever built before. In fact, it is two homes.

(Continued on page 3)



Charity Navigator ★★★★★

For the third year in a row Paterson Habitat for Humanity received a renowned four-star rating from Charity Navigator, America's premier independent charity evaluator. This highest rating is awarded to organizations who exhibit exceptional fiscal management and transparency. What does this mean? For our donors, it means that you can trust Paterson Habitat for Humanity to use your donations as you intended.

a conversation with Scott Millard



We recently sat down with Scott Millard, Paterson Habitat's new CEO. His appetite for creative solutions is apparent as you step into the tiny office he moved into on June 12th. The new CEO of Paterson Habitat usually works standing up at a waist-high counter he made himself from a door purchased at the Paterson

Habitat ReStore. Handmade wooden letters on the wall above spell out "Dream Big". The lack of a desk leaves room for two comfortable chairs on either side of the only window. It's an inviting spot for one-to-one conversations and this is where he sat to answer questions from The Builder.

The Builder: *You spent the last 12 years leading and consulting for non-profit organizations and before that 11 years with Accenture, the international business consulting firm. What moved you to make the big decision to come to Paterson Habitat?*

Scott: First, I strongly identify with Habitat's premise that everybody deserves a decent and affordable place to call home. And in Paterson Habitat I saw an involved board, loyal donors, committed volunteers, a small but high-performing professional staff, and a growing community of Habitat homeowners. This is a team with a demonstrated appetite for taking on big challenges. And I wanted to be part of it.

The Builder: *You have described Paterson as a city in transition. What kind of transition is going on here?*

Scott: For one thing, the seeds of gentrification have been planted. We can already feel it in the rising real estate prices, driven up in part by land speculators. It's our job to see that this doesn't squeeze out low-income families who are looking for affordable homes and are willing to work for them.

The Builder: *What do you see as the biggest challenges facing Paterson Habitat?*

Scott: Our most serious challenges revolve around the familiar issue of costs. The cost of building homes is constantly increasing. And so is the cost of acquiring land for building sites. Meanwhile, the cost of living is going up for the low-income families we serve, even though their income have been stagnate. Right now it costs us about \$230,000 to build a typical Paterson Habitat house and we sell that house for as little as \$130,000, financed with an interest-free Habitat mortgage. We depend on our donors to help make up the difference. And with costs rising, we need their support more than ever to continue providing families with safe, affordable homes.

The Builder: *What do you see in the future of this organization?*

Scott: Paterson Habitat's story has the feel of an engaging book series. We began a new book when we launched the 4th Ward Focus Area initiative. With the help of the Hamilton 7 & Beyond fundraising campaign, we should be completing that volume within two to three years. Then we start a new book. It's a little too early to know the exact story details, but we'll be moving ahead in partnership with our homeowners, community partners, and the government to provide even more safe, affordable housing and improve the quality of life for all residents of Paterson.

ways to give



Join us in making homeownership a reality for even more families in Paterson. Every gift, no matter how large or small, is an investment in empowering families, transforming neighborhoods, and creating lasting impact.

- Monetary donations
- Matching gifts
- Planned gifts
- Cars for Homes
- Gifts of stock
- Memorial gifts
- Sponsorships
- Shop and donate to our ReStore

Find out more at
patersonhabitat.org/waystogive

a big family achieves big dream

(Continued from page 1)

Ana, who works for a food processing company, has taken a zero-interest Habitat mortgage to purchase one side of the unique duplex that now occupies the corner of Hamilton and Straight streets. She'll live there along with her youngest sons Anderson, a sophomore at Eastside High School, Amauris, and her daughter Arisleyda, a first-year student at Fairleigh Dickinson University.

The other side of the duplex will be the new home of their oldest son, Sixto, Jr., who works for a car dealership, along with his brother, Adrian, who is studying aviation mechanics. When the house is completed they will be joined by Gloria, the fiancée of Sixto Jr.

With a futuristic architectural style, influenced by the Victorian style houses once common in the neighborhood, this unique duplex house was designed to fit an unusual lot that marks the entrance to Paterson Habitat's 4th Ward Focus Area; where Paterson Habitat is partnering with families to build 75 new homes and partnering with the community to revitalize a whole neighborhood.

With your help we have built 52 homes to date, are in the process of constructing 10 more, and are in the early stages of pre-development for the final 13. We have also turned a vacant lot into a park honoring Rev. Dr. Martin Luther King, Jr., and continue to support community development activities, such as a safe streets initiative and Green Acres Community Garden.

you are part of something big

We are in the final stages of construction on the duplex house for Ana and her family. You can help us complete this project by making a contribution of whatever you can to Paterson Habitat. Let's work together to get Ana and her family moved into their new home by the holidays. Give today by visiting: patersonhabitat.org/donate

You can help build homes for families like Ana and her children by volunteering for our construction crews. No experience needed. We'll teach you the skills you need and guarantee a fun and satisfying experience. Activities include new construction in the heart of our 4th Ward focus area and various projects in the Northside area of Paterson. Contact Ashley@patersonhabitat.org or call (973) 595-6868 ext 107 to schedule your build.

You can volunteer at the ReStore in Wayne, our retail outlet for donated slightly used furniture and housewares on Hamburg Turnpike. It's also a great place to shop if you like bargains. Learn more: habitatrestorewayne.org.



Duplex on Hamilton Avenue

made possible by you! in the past year . . .

 Construction volunteers, partner families, and staff worked on **10 homes** through new construction and recycles.

 **18 families** earned sweat equity, took homebuyer education classes and prepared to become Paterson Habitat homeowners.

 **Over 3,200 volunteers** enthusiastically devoted their time to Paterson Habitat and the Paterson Habitat ReStore providing nearly **33,000 volunteer hours**.

 **87% of every dollar** raised directly supports housing programs.



Paterson Habitat for Humanity
PO Box 2585, Paterson, NJ 07509

Paterson Habitat for Humanity, Inc., is an affiliate of Habitat for Humanity International, an ecumenical Christian housing ministry based in Americus, Georgia, USA. Paterson Habitat for Humanity was formed in 1984 and is a 501(c)3 nonprofit volunteer organization. (EIN#22-2598-353)

Upcoming Events/Volunteer Opportunities

October 26, 2019

Hammering 4 Habitat

It's a family-friendly fundraiser for all ages! Teams fundraise and come together at the Paterson Museum to build walls for future Habitat homes.
Learn more: www.patersonhabitat.org/h4h

February 27-29, 2020

Travel with a Purpose: New Orleans

This 3-day build opportunity provides volunteers not only the opportunity to give back, but also to enjoy the rich culture New Orleans has to offer.

Learn more: www.patersonhabitat.org/twap

CREDITS: Paterson Habitat 2019 Fall Newsletter

Editing and Writing: Sara Ruiz and Bruce Brackett

Art Direction: Nancy DeVries, Starboard Graphics, Moonachie, NJ

Photography: William Neumann, William Neumann Photography, NYC

Printed by:



**SAVE
20% OFF**



**Save on: Furniture • Appliances • Building Materials
Lighting • Hardware • Doors • Windows • So much more ...**

415 Hamburg Turnpike
Wayne, NJ 07470
Hours: Tues.-Sat. 10am-6pm, Sun. 12pm-5pm

SAVE 20% OFF

Find us on Facebook @HabitatReStoreWayne www.HabitatReStoreWayne.org EXPIRES 12/21/19

Must present and surrender coupon, cannot be a copy of a coupon, cannot be combined with any other discount, is not valid for "Purchased Product".