



the Builder

SPRING 2016 NEWSLETTER

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www.patersonhabitat.org

973-595-6868

"Why" is as important as "how"

By Barbara Dunn
Executive Director
Paterson Habitat for Humanity

At Paterson Habitat, descriptions of what the organization is doing and how the work gets done abound, but why the work is being done is discussed less frequently. However, the "why" is the most important element of our work and it's the reason that donors and volunteers choose to support the organization.

On the surface, it may seem obvious that the reason for the work is to help families help themselves. But there are other underlying factors that clarify why bringing homeownership within reach of hard-working, low-income people is so important to the well-being of children and families. One factor that has profound impact on a family's stability is the number of household moves that a family makes prior to entering the Habitat program. *In one sample of incoming Habitat applications, families moved roughly every 2 years.*

Paterson Habitat tracks a variety of characteristics about the families that apply to the program, primarily to comply with housing and mortgage underwriting regulations, but also to ensure that

incoming families meet the program's need-based criteria. However, this data also helps to better understand some of the characteristics of families who are attracted to the program and the rippling benefits that a family may receive as a result of purchasing a home built and underwritten by Paterson Habitat.

"We've always rented and not many landlords will rent to such a large family," said George Perez-Garcia, the oldest son of new homeowner Gabriella Perez. "So you have to pay whatever they ask and worry all the time about being booted out."

This is not an unusual story in this city where the high cost of housing traps low-income families in substandard housing and frequent moves deplete any savings needed for life's necessities, much less a traditional home down payment. One important outcome that families experience as a result of purchasing a home through Paterson Habitat is a break in the chain of serial moves that is generally considered to be pervasive among low and moderate-income families.

(Continued on inside)

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Travel with a purpose: Kenya 2017

Would you be interested in a once-in-a-lifetime opportunity to do something truly meaningful while discovering a new culture, making new friends, and learning some new things about yourself, too? Join Paterson Habitat as we travel to Kenya on a one-week Global Village trip in early 2017.

Paterson Habitat has a long-standing relationship with Habitat for Humanity Kenya, and has made several volunteer trips to the country, in addition to sending over \$600,000 to build several hundred homes. Since its inception in 1982, Habitat for Humanity Kenya (HFHK) has worked with more than 10,000 families in 250 communities across more than 10 regions in the country.

HFHK aims not only to build homes, but also to empower their community and the next generation of Kenyans. One way that they make this possible is through working to improve access to education. Children often have to walk many kilometers over multiple hours to reach their school and this can lead to high dropout rates. Habitat for Humanity Kenya is currently constructing a school in the community of Laikipia (which is located about 4 hours from Nairobi in northwest area of the country) to reduce the distance that community children have to travel to get to class. Paterson Habitat volunteers will be assisting in the construction of affordable housing in this community, which will further improve the lives of the families in this region.

Our Global Village trip to Kenya is sure to be life changing – Don't miss out on this incredible opportunity!

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

www.patersonhabitat.org

973-595-6868

Facebook: [/patersonhabitat](https://www.facebook.com/patersonhabitat)

Twitter & Instagram: [@patersonhabitat](https://www.instagram.com/patersonhabitat)

Staff

973-595-6868

Barbara C. Dunn, <i>Executive Director</i>	101
Oscar Bashualdo, <i>Controllor</i>	102
Dave Juliana, <i>Chief Financial & Operations Officers (CFO/COO)</i>	103
Linda Wilson, <i>IT & Database Manager*</i>	104
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Andrea Brescia, <i>Program Manager & Grants Writer*</i>	119
Gina Damiano, <i>Resource Development Manager & Corp Relations</i>	120

FTE = 16

*denotes part-time staff

Construction:

Rob Alvarado, <i>Construction Director</i>	115
Jordan O'Donnell, <i>Procurement & Construction Mgt Assistant</i>	109
Gerald Anderson, <i>Construction Project Administrator</i>	109
Jose Torres, <i>Senior Site Foreman</i>	
Bernard Combs, Adelis Ramos, and Augusto Santos, <i>Site Foremen</i>	

AmeriCorps Volunteer:

Claire Rolling, <i>Neighborhood Development Project Assistant</i>	122
Rafael Rivera, <i>Green Services Project Assistant</i>	109

ReStore Staff

(973) 782-6993

NEW WEBSITE: www.habitatrestorewayne.com

Walt FitzPatrick, <i>ReStore Director</i>	202
James "Jimmy" Molsay, <i>ReStore Manager</i>	205
Barrett Thompson, <i>Supervisor, Warehouse & Donations</i>	
Mario Lopez and Antonio Mitchell, <i>Donation Pickup Drivers</i>	

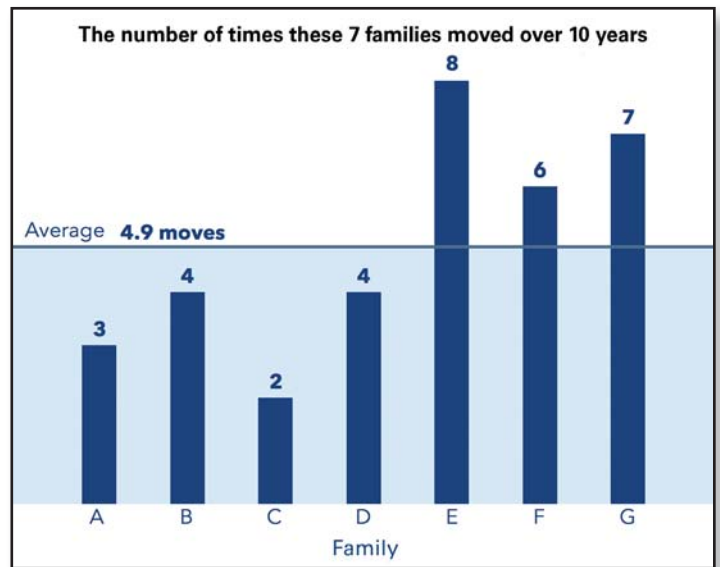
“Why” is important

(Continued from page 1)

Data captured from applications over an 18-month period in 2014 and 2015, support the idea that moving is a significant issue. In fact, the families in this sample moved an average of 4.9 times.

In the chart, each bar represents a family and the height of the bar displays how many times that family has moved over a 10-year period. These seven families moved between 2 and 8 times, meaning that some approached a move every year. Additionally, the families in this sample have 2 children, on average, while one family has 5 children. In fact, this chart represents a total of 14 children who have moved an aggregate of 34 times in 10 years.

Aside from the obvious disruption that this causes families, and children in particular, through school changes and neighborhood differences, academic research suggests that there is a more insidious problem resulting from serial moving. Specifically, multiple moves during childhood can be linked to childhood depression, destructive/criminal behaviors and drug use. Since buying a home represents an end to frequent moves, the potential benefit to the children of Habitat homeowners is clear.



Donors, volunteers and even the families that purchase homes through the Paterson Habitat program understand that there are positive outcomes from the work, and all generally understand how the homes are built. However, ideas such as the impact of moving often go unnoticed and unconsidered, and these are critical to improving outcomes and the lives of the families involved. This is just one underlying reason for **why** we all do this work.

Home Safe Home: the 2016 NRTC project

Paterson Habitat for Humanity has once again participated in the Neighborhood Revitalization Tax Credit program in 2016. In recent years, PHFH's projects were partially funded, however, the 2016 project has been almost completely funded, with the organization securing over \$978,000 in support.

Home Safe Home, this year's project, has a construction element designed to deliver **5 new homes** for homeownership. Three of the 5 properties will be rehabs of existing housing stock, while the remaining two are will be completely new construction. The properties will be acquired through a mix of donations and purchases.

In addition to building **5 new homes**, Paterson Habitat is also installing **15 cameras** that will supplement neighborhood safety. The placement of the camera units will be determined with the help of neighborhood residents so that they focus on area hot spots. Once installed, the cameras will be integrated into the existing Police Department network, allowing the city to operate and maintain them.

Concurrent with this year's project, PHFH is currently working on completing the 2015 project and will be delivering one home on North 3rd Street within the next 12 months. In addition, PHFH has selected a consultant who will deliver the Economic Feasibility study and work will begin shortly. The study is expected to result in one or more activities to be incorporated in future NRTC project submissions.

Planning will begin soon for the 2017 project submission, which is expected to be due later in the year. For more information, contact Paul Denninger 973-595-6868 x107 or email NRTC@patersonhabitat.org.



111-113 N. 3rd Street: 2015 project property and one of 6 that will result from NRTC funding to date.

A retail approach to building a better world

We have added a new category of Paterson Habitat supporters—retail customers.

You can find them in increasing numbers at the ReStore, our outlet for selling high quality used or even new home furnishings and building supplies at bargain prices.

Located at 415 Hamburg Turnpike in Wayne, the ReStore is operated with the help of Habitat volunteers and managed by Habitat staffer Walt FitzPatrick.

Opened in 2012 in a former industrial building, the ReStore is finding its customer base, as they say in the retail industry. In the last fiscal year, sales at the ReStore contributed \$145,000 to Paterson Habitat. This year Walt and his team want to raise that number to \$225,000.



All proceeds from the ReStore go directly to support our work in Paterson. And all items are donated, by individuals or sometimes by companies. First time visitors to the ReStore are often amazed by the variety and quality of the merchandise—with prices as much as 80 percent below retail value.

Sales items range from appliances to kitchen cabinets, living room furniture, and bedroom sets to original art work and supplies for do-it-yourselfers. The inventory shifts according to what's been donated and it's all carefully organized and laid out for easy browsing on the ReStore's immense showroom floor.

Shoppers can also cruise the inventory on the ReStore website www.habitatrestorewayne.com. Used items to be donated to the ReStore have to be in good condition and with high potential for a quick sale.

"It's incredibly important that we get what sells," Walt said in a recent interview with The Record. "Because as soon as it does, we know we've helped build another home in Paterson."

You can help Paterson Habitat by donating sales items or some volunteer time to the Restore. It's also a fun place to shop and it's open Wednesday through Sunday. Hours are 10 a.m. to 5 p.m. most days, but it's open until 8 on Thursday nights. Please visit www.habitatrestorewayne.com for more information.



Meet our new Board members

Jessica Hinds

Jessica Hinds is the daughter of a Habitat homeowner and is a graduate of Rutgers University and has a Masters in Teaching from USC. Currently, Jessica focuses on STEM education and teaches middle school science in the Paterson Public Schools.



Giancarlo Di Lonardo

Giancarlo Di Lonardo is a graduate student in Planning and Public Policy at Rutgers and, along with a friend, runs regular tours in the downtown and historic district. He helped to coordinate the inaugural "PHYP" – Paterson Habitat Young Professionals – reception.



Michael Powell

Michael L. Powell is the Executive Director of the Center for Continuing Education & Workforce Development at Passaic County Community College and focuses on creating lifelong learners who can gain the practical skills necessary for work in a dynamic economy. He holds a Masters degree in City & Regional Planning from Cornell University and is also a lecturer at the Bloustein School of Planning & Public Policy at Rutgers University.

Breaking ground with our Passaic County neighbors

In the wake of celebrating our 30th anniversary, we're approaching a new historic milestone with the first Habitat house in Passaic County outside the City of Paterson.

A house described as a "derelict eyesore" on Chatham Road in the Hewitt section of West Milford will be renovated into a pleasant and livable home for a Habitat family. Paterson Habitat is helping with this transformation in partnership with Morris Habitat along with our good friends at Wells Fargo and the municipality of West Milford.

"We have long wanted to do something about the compelling need for decent housing at an affordable cost in other parts of Passaic County as well here in Paterson," explained Barbara Dunn, Paterson Habitat executive director. "This partnership is a great opportunity to get started."



Morris Habitat will take the lead in construction and financing of renovations. Paterson Habitat will be in charge of recruiting volunteers and help Morris raise \$30,000. Many long-time volunteers skilled in home renovation live in communities in Passaic and Morris Counties.

The end result will be a fully handicapped-accessible, three-bedroom home renovated with the highest green energy standards. Renovation like this is an important part of our growing Neighborhood Revitalization program in Paterson's 4th Ward. That effort, of course, remains our major focus, but this a welcome chance to reach out and work with our neighbors as well.

30th Anniversary celebration . . . a night to remember

Over 350 friends of Paterson Habitat turned out for our 30th anniversary celebration on the 24th of September, a group that included **Jonathan Reckford, CEO of Habitat for Humanity International**. All that support made it one of our most successful fundraising events ever, raising \$750,000, which will underwrite four homes and help start the rebuilding of an entire block in Paterson. With volunteer **Kathryn Komsa Schmidt** pulling together the myriad organizing details and **ADP Corp.** stepping up as our lead corporate sponsor, the big evening on the Montclair State campus was a night to remember on many levels. It also turned out to be a night for sharing Paterson Habitat's story with the whole metropolitan area, thanks to **Steve Aduato of NJTV**.



The well known public TV host and commentator taped an installment of his popular "One On One" program at the celebration, recording thoughtful on-camera interviews with volunteers, donors, board members, and other supporters. One of the interviewees was **Rita Mitjans, chief diversity and social responsibility officer for ADP**. Asked to

explain what keeps ADP people coming back to Habitat year after year as donors and construction volunteers, Rita said: "It's the fact that you are having an impact on families that you know deserve a chance for a home like all of us take for granted. It's really a priceless feeling."

You can see the whole "One On One" program online and revisit the 30th celebration by going to <https://goo.gl/3d88bs>





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For a list of acceptable donation items go to habitatrestorewayne.org

Wed., Fri., Sat.,
10 am - 5 pm
Thurs., 10 am - 8 pm
Sun., 12 pm - 5 pm



www.habitatrestorewayne.com